

HOUSING NOW

Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2010

Vancouver Housing Now

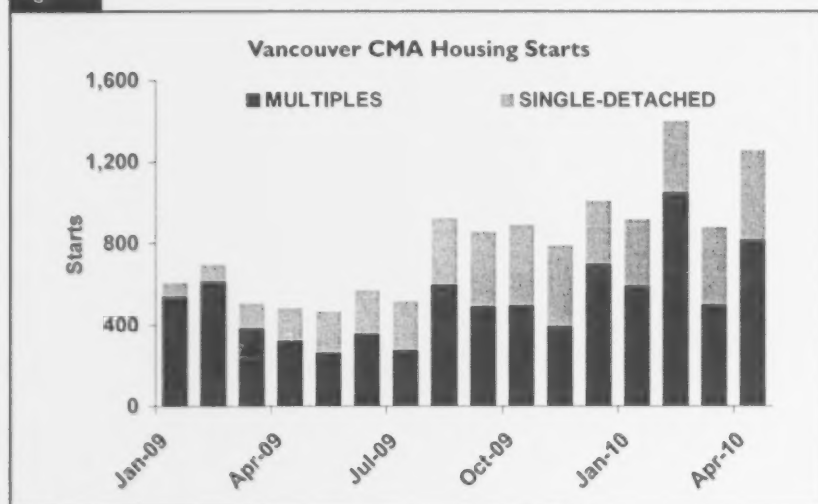
April was a strong month for new home construction in the Vancouver Census Metropolitan Area (CMA), concrete was poured for 1,260 residential units. Starts for single-detached residential units stayed strong – 35 per cent of total starts – most of which were in Surrey. Condo apartment starts totalled 525 units and were mostly in Surrey, Vancouver City, and North Vancouver.

Rental units as a share of new housing starts in the Vancouver CMA are about 9.3 per cent for the year thus far, compared to just 3.3 per cent a year ago. Most of the 415 new rental construction projects are traditional multiple-unit rental buildings and about 35 are laneway housing. The majority of these laneway housing units are located in Vancouver City.

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Figure 1



Source: CMHC Starts and Completions Survey, BC Centres 10,000 +

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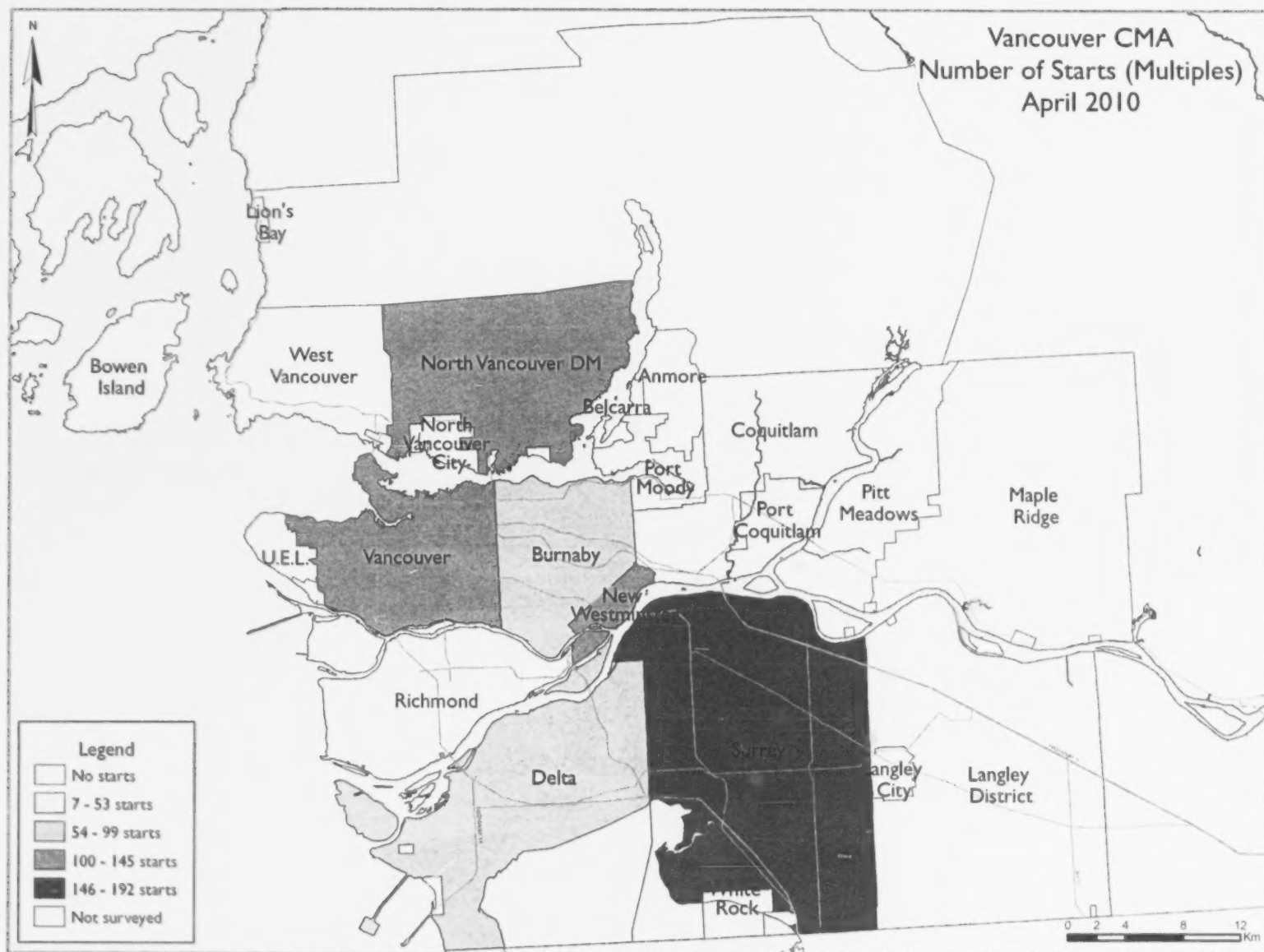
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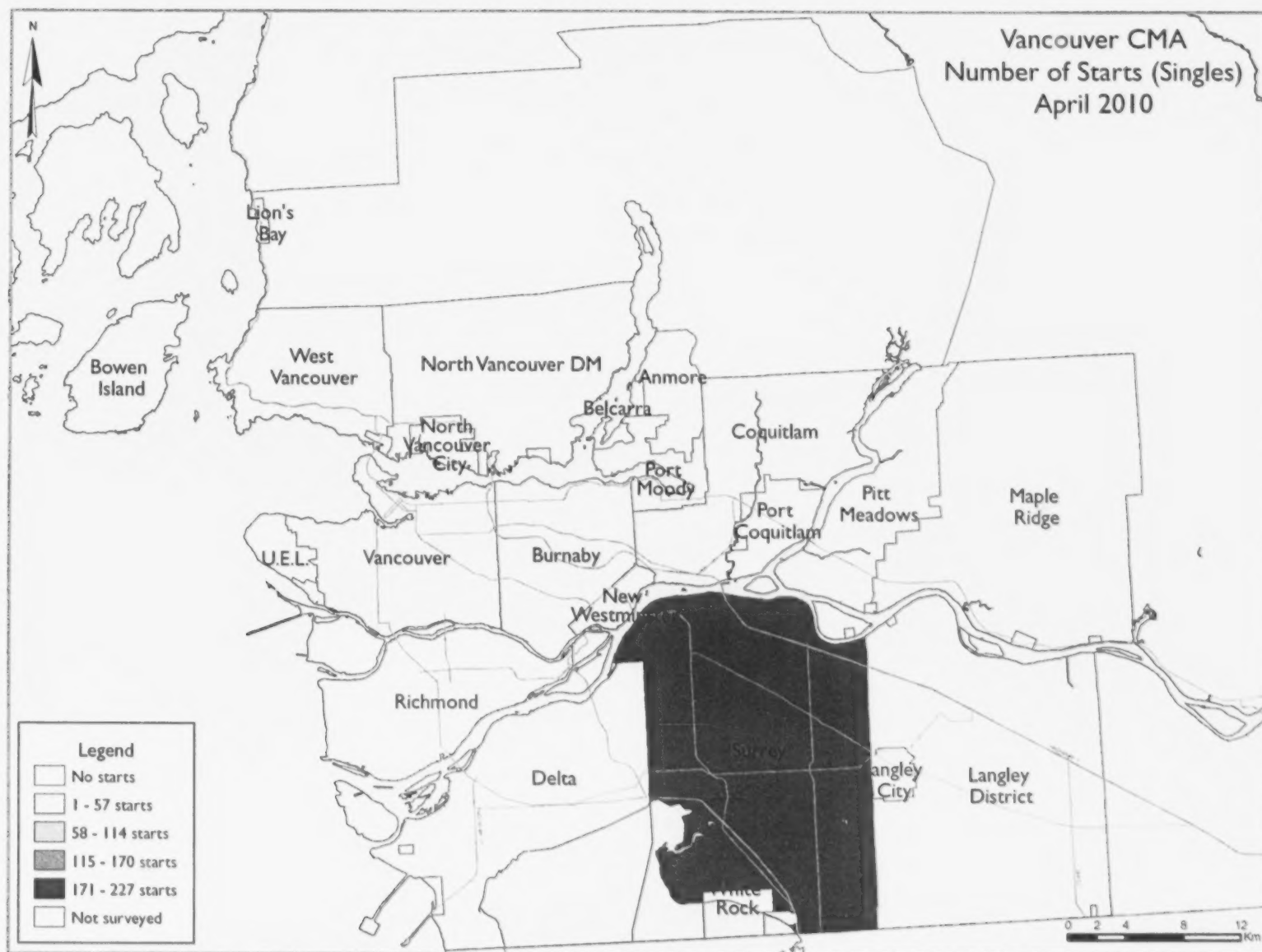


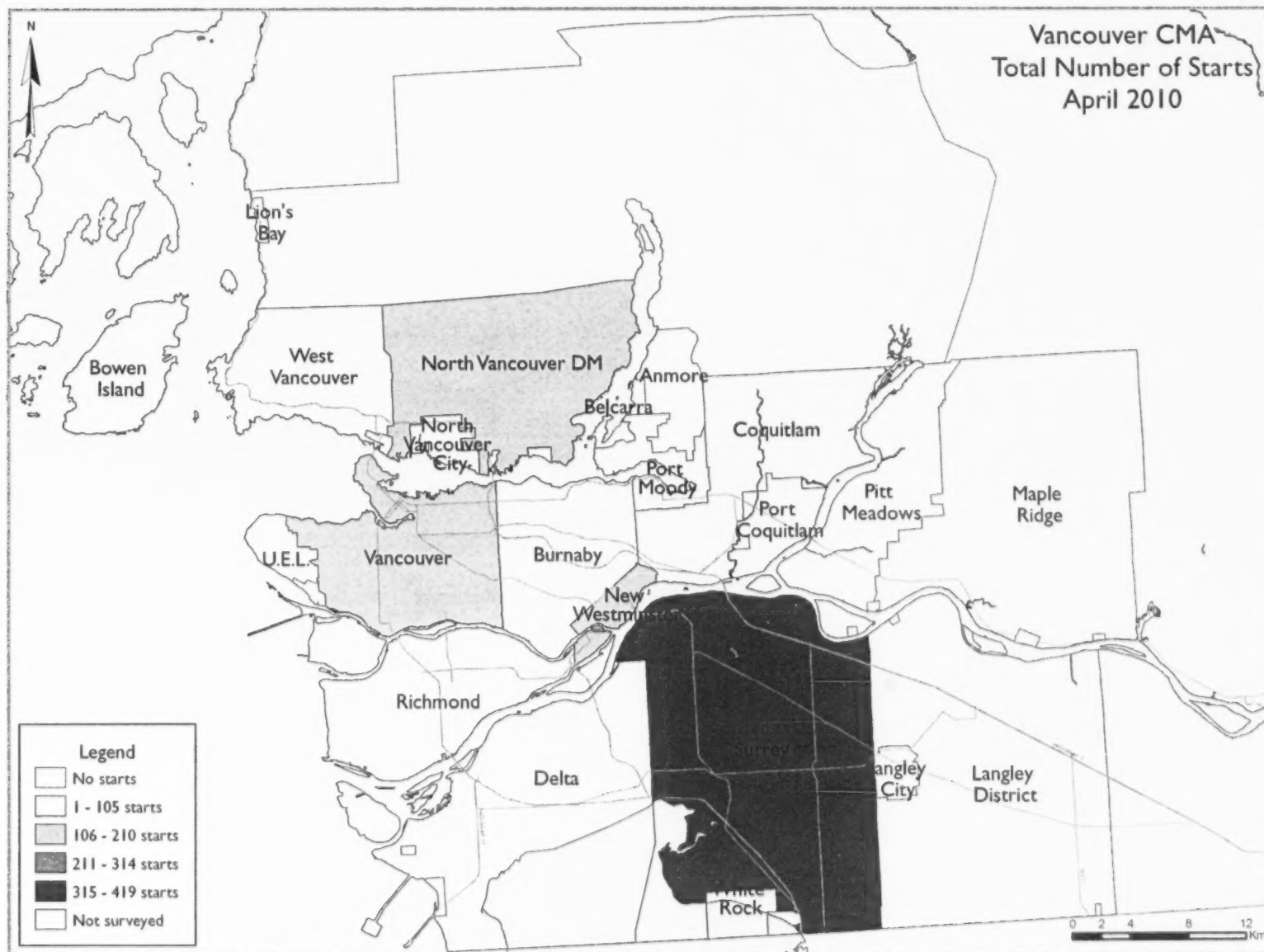
In April there were 2,323 newly constructed homes that had yet to be sold, which is similar to last year's levels. The number of units under construction, on the other hand, has fallen significantly so far this year. With developers withdrawing from large scale developments in 2009, due to economic and financial constraints; condo apartment construction accounted for the largest decline. Just 7,565 condo apartment units are currently underway, half as many as the year before. In 2010 condo apartment construction has improved somewhat, starts are up 17 per cent year to date, compared to 2009.

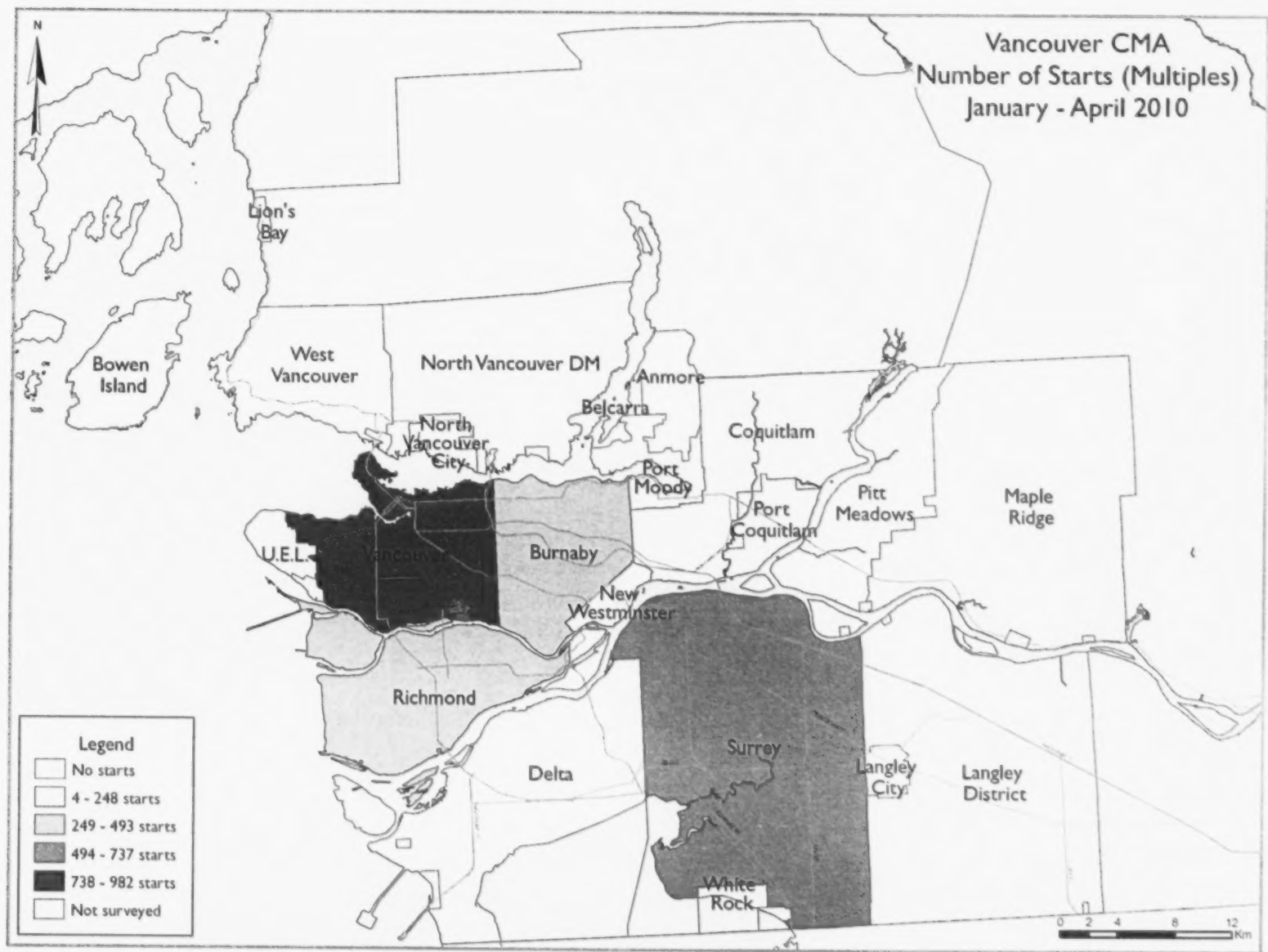
In the Abbotsford CMA, 55 homes were started during April, compared to 65 starts twelve months ago. For the year so far, housing starts are up 45 percent compared to last year, however, it is worth noting that 2009 was a slow year for construction throughout the Fraser Valley.

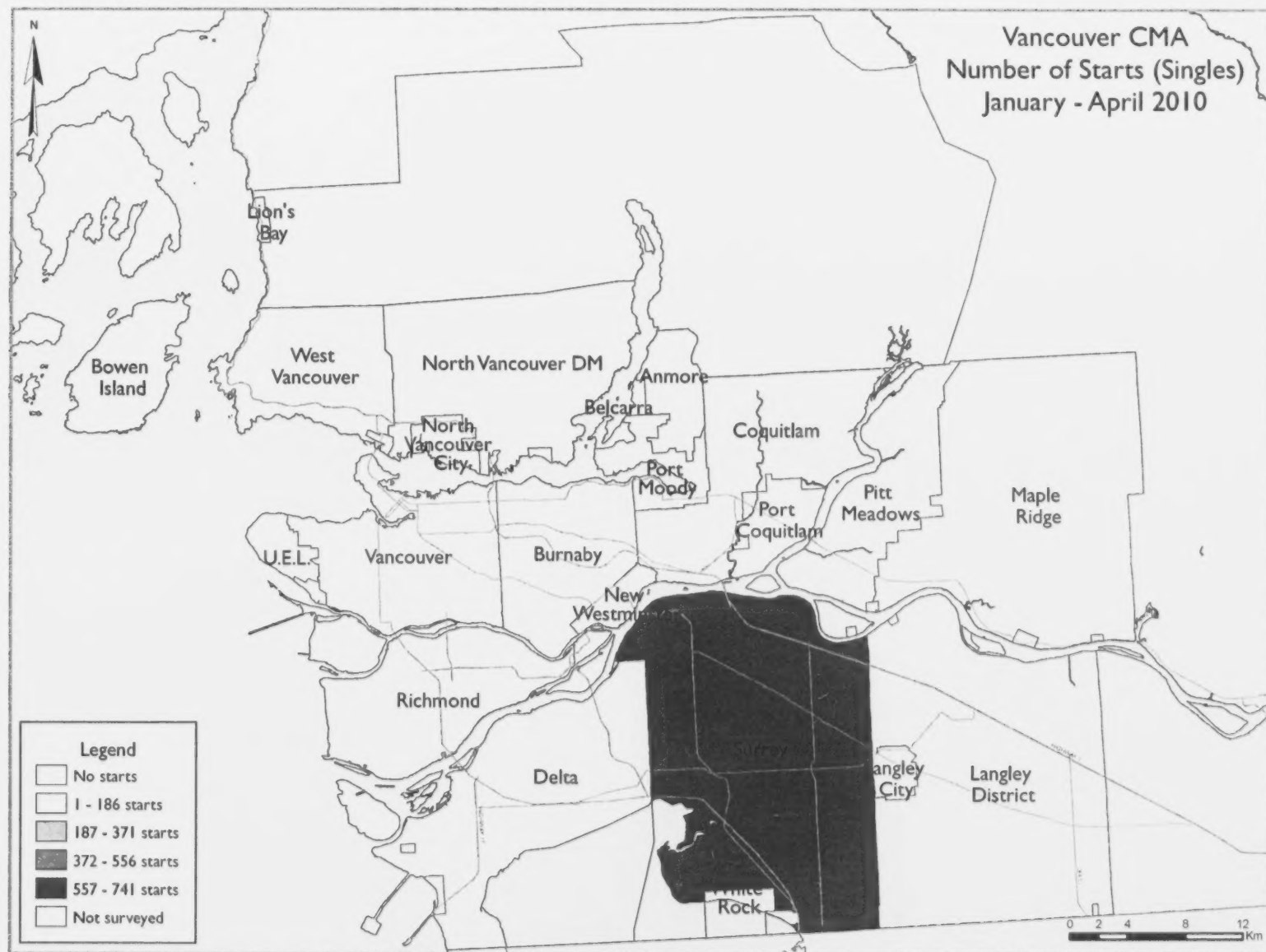
Provincial home starts in urban areas rose to 25,600 units, seasonally adjusted at annual rates (SAAR) in April, from 22,000 in March. At the national level, total housing starts reached 201,700 units SAAR in April from 199,200 units a month prior.

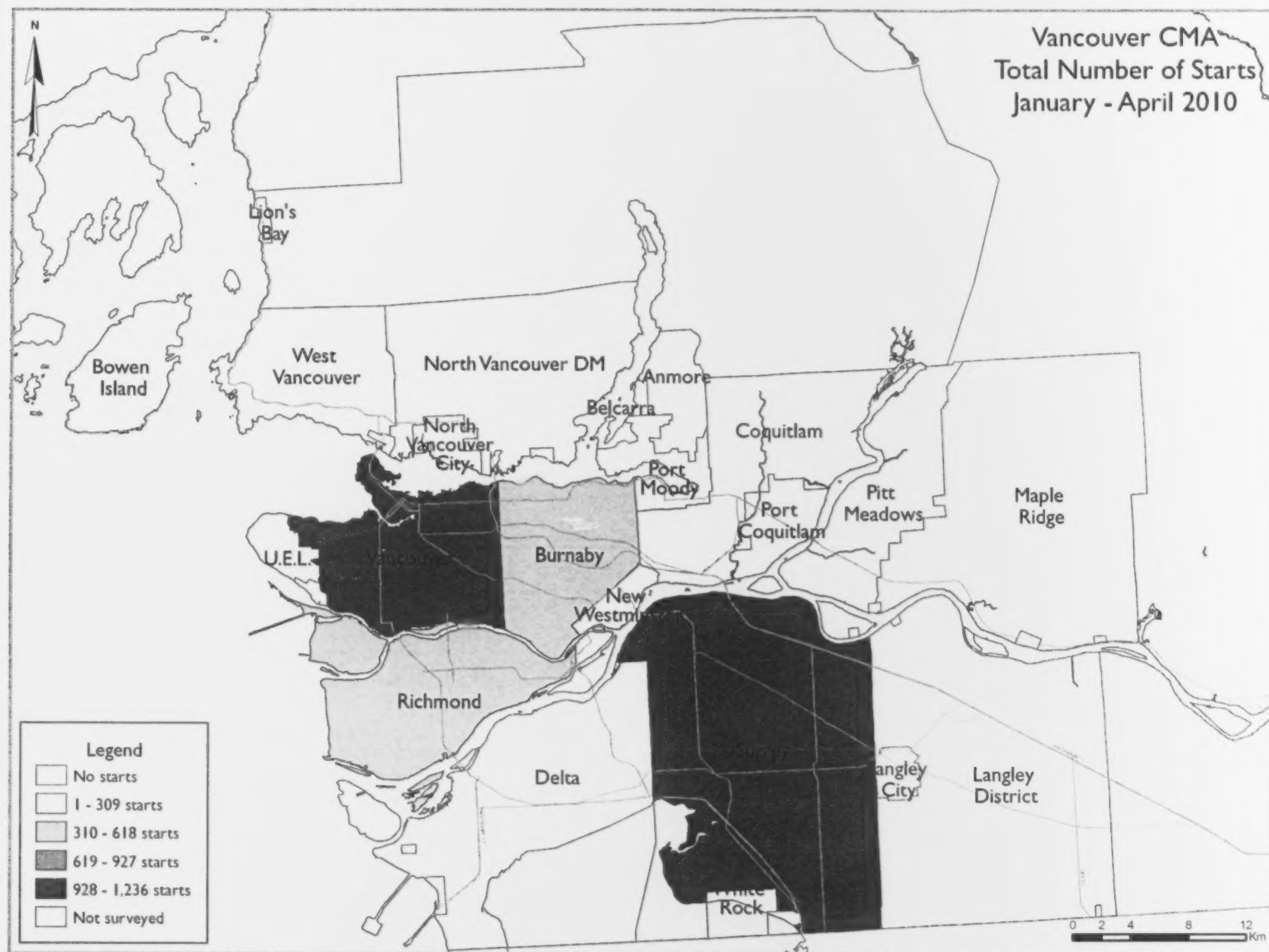


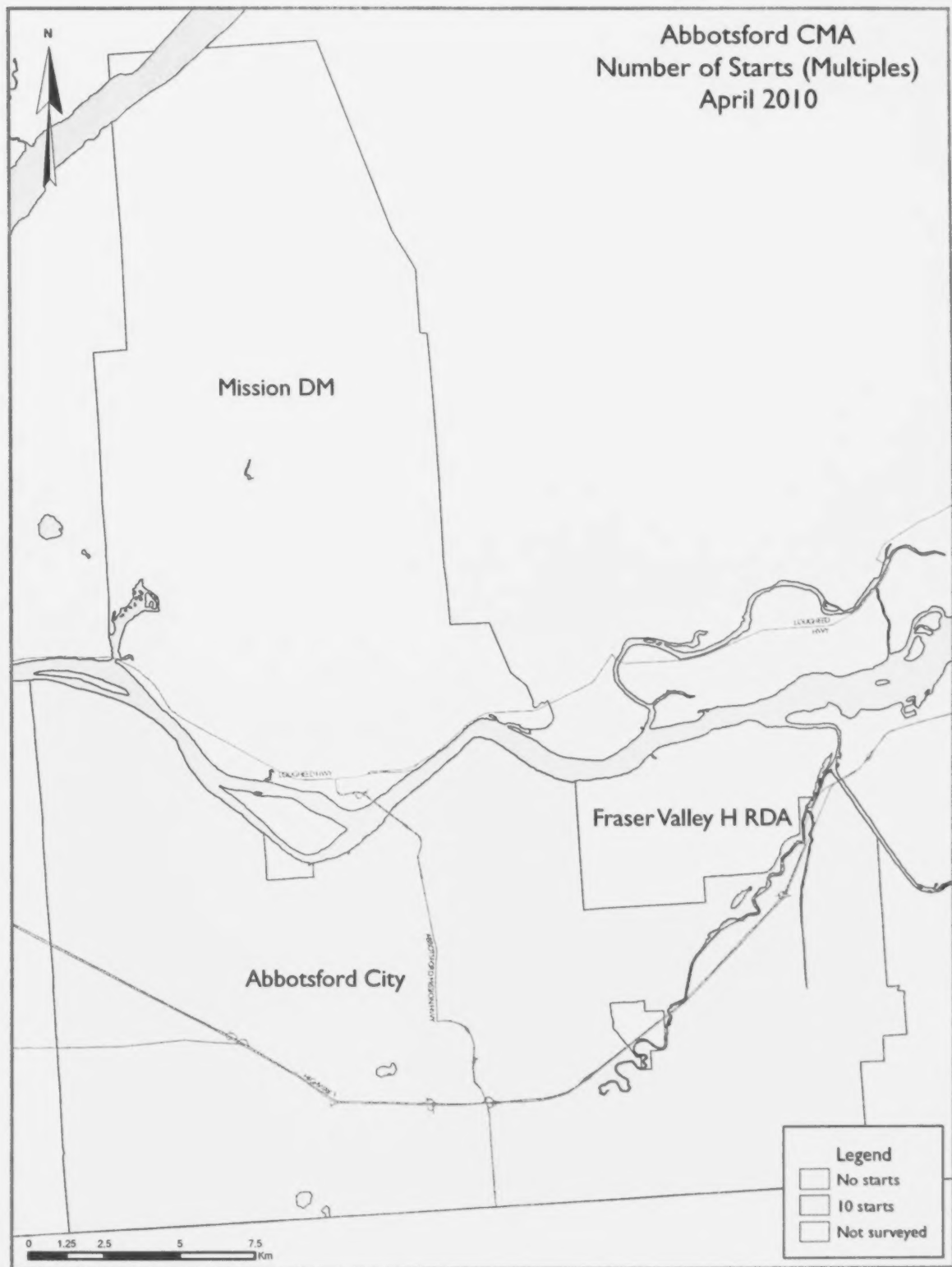


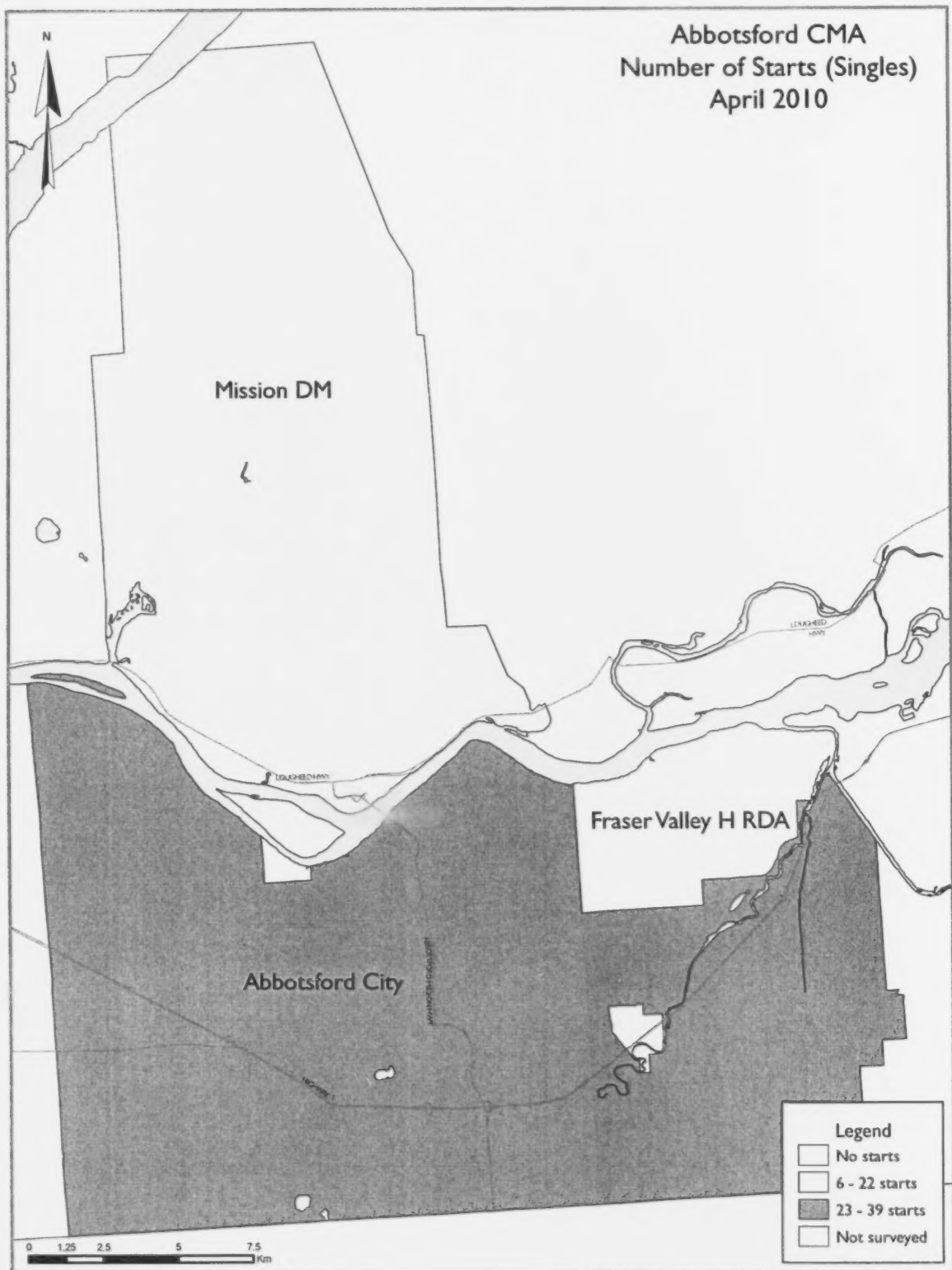


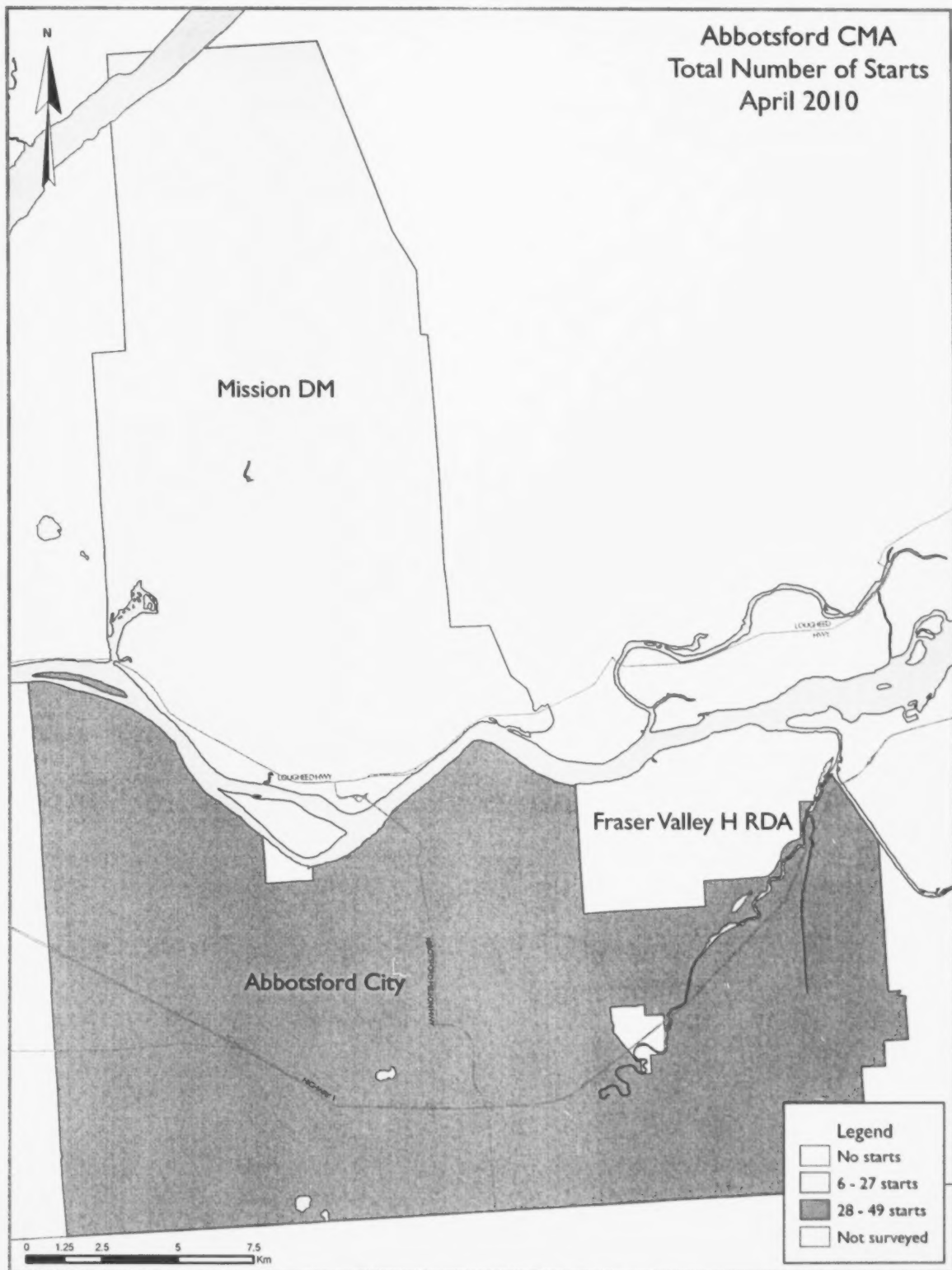


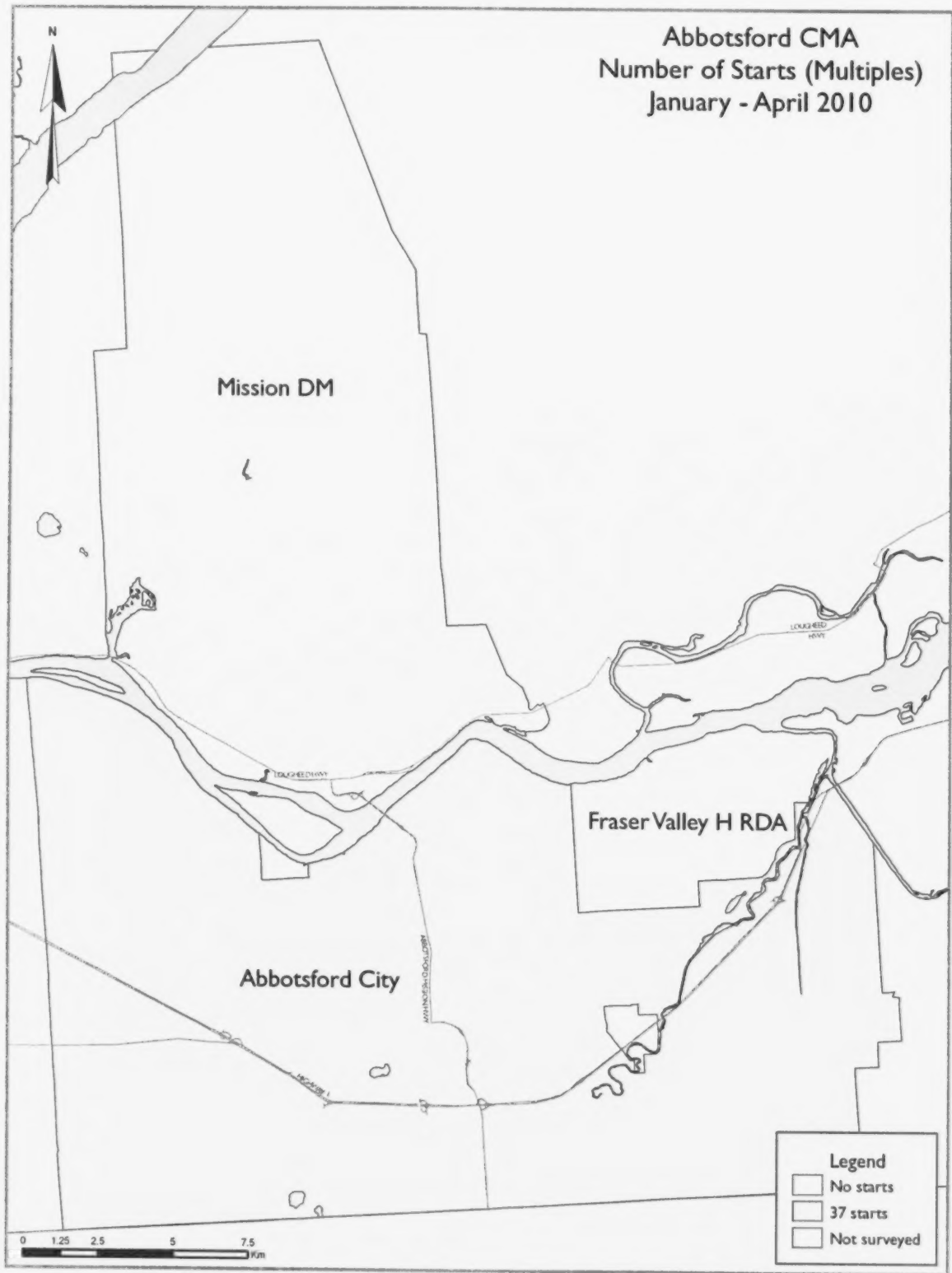


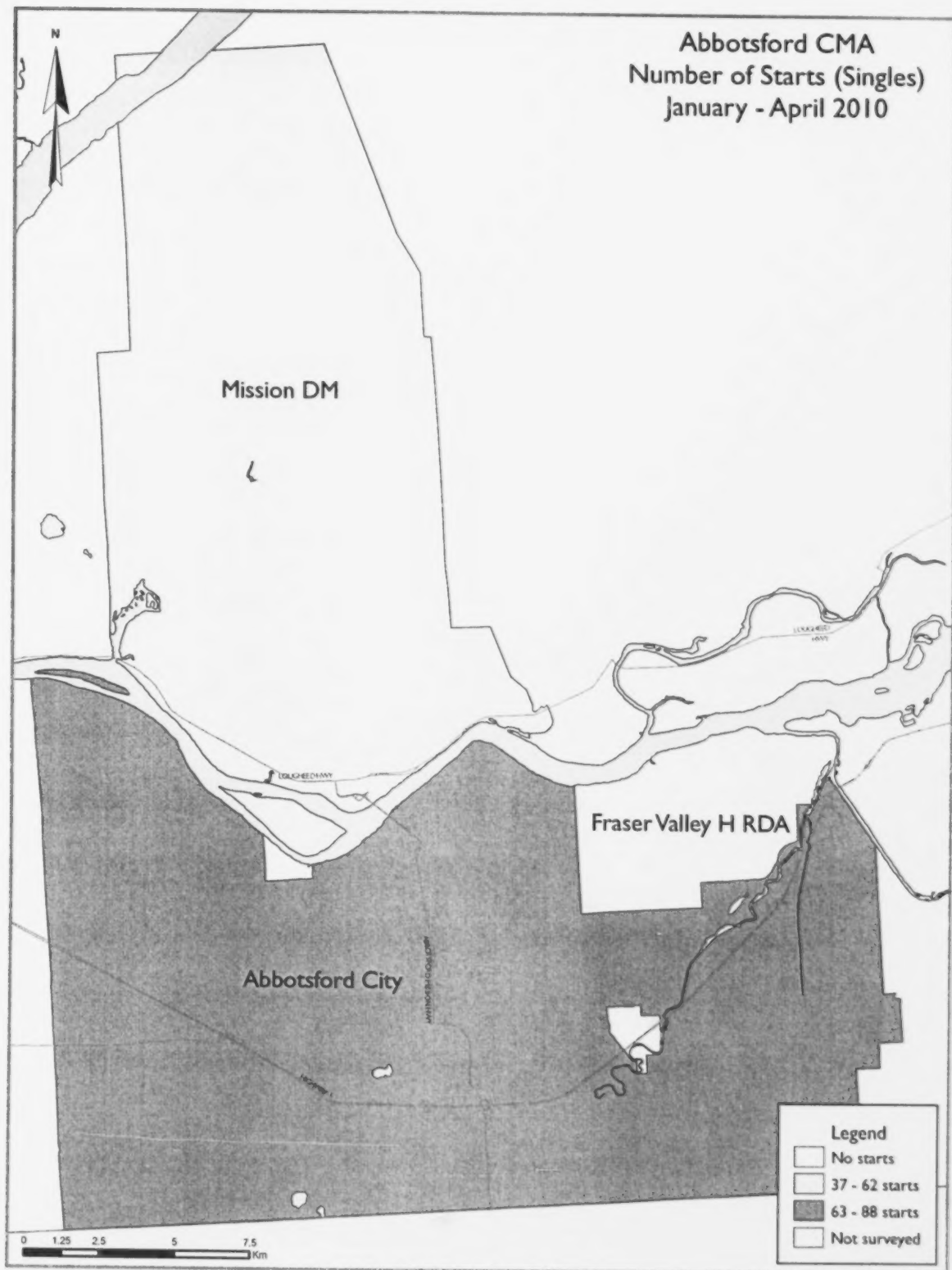


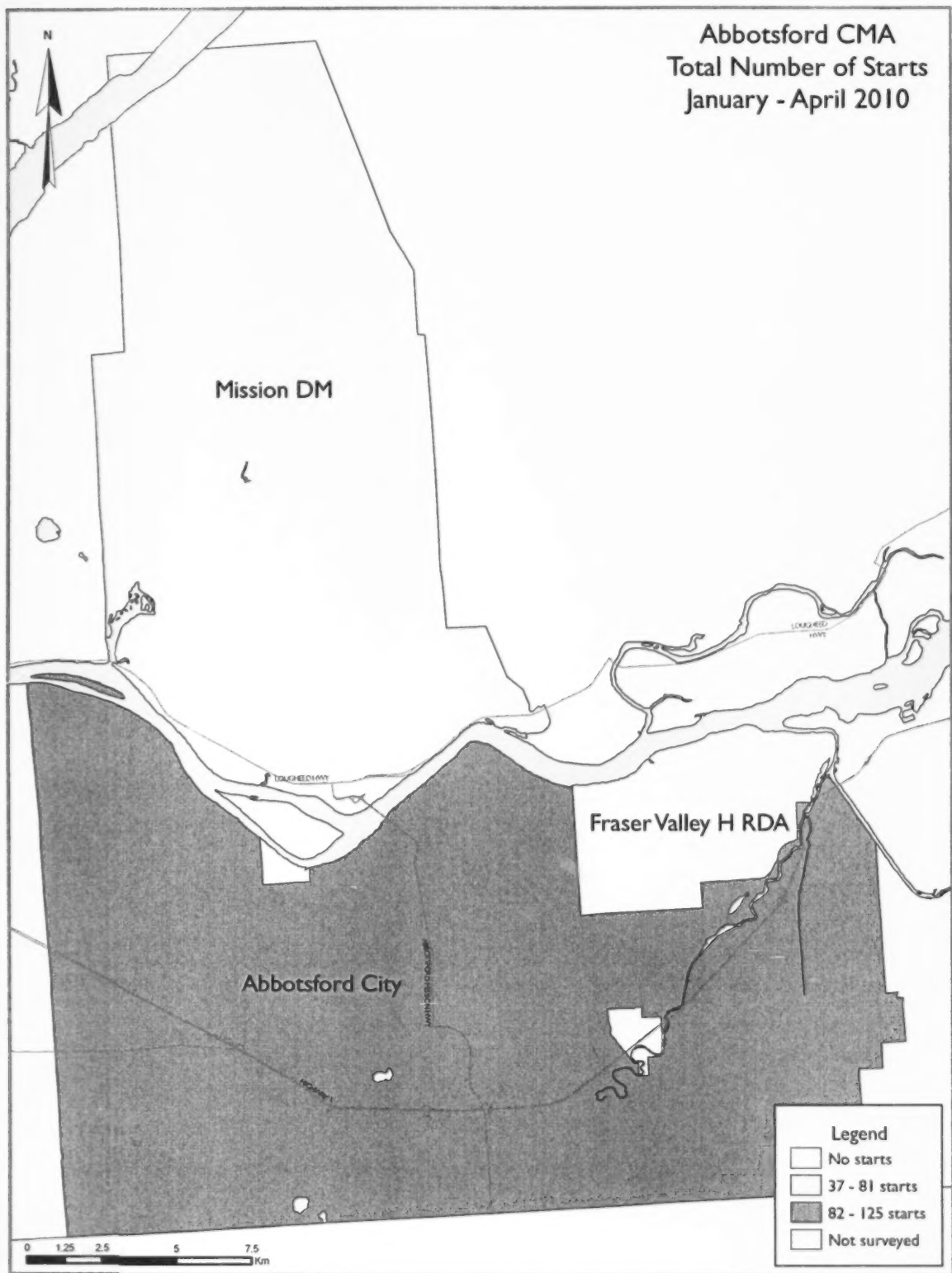












HOUSING NOW REPORT TABLES

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- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
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- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
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- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA									
April 2010									
	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2010	415	20	82	16	273	414	11	29	1,260
April 2009	164	6	38	0	128	134	0	13	483
% Change	153.0	**	115.8	n/a	113.3	**	n/a	123.1	160.9
Year-to-date 2010	1,453	92	460	17	676	1,345	35	380	4,458
Year-to-date 2009	444	40	122	1	472	1,146	4	73	2,302
% Change	**	130.0	**	**	43.2	17.4	**	**	93.7
UNDER CONSTRUCTION									
April 2010	3,150	222	940	36	1,941	7,565	43	794	14,691
April 2009	2,550	203	554	29	2,272	15,871	8	1,007	22,494
% Change	23.5	9.4	69.7	24.1	-14.6	-52.3	**	-21.2	-34.7
COMPLETIONS									
April 2010	291	22	40	0	246	771	1	12	1,383
April 2009	226	40	56	3	313	828	0	79	1,545
% Change	28.8	-45.0	-28.6	-100.0	-21.4	-6.9	n/a	-84.8	-10.5
Year-to-date 2010	1,010	60	235	8	716	3,909	2	239	6,179
Year-to-date 2009	1,017	132	170	7	793	3,030	22	206	5,377
% Change	-0.7	-54.5	38.2	14.3	-9.7	29.0	-90.9	16.0	14.9
COMPLETED & NOT ABSORBED									
April 2010	440	45	80	3	213	1,524	0	18	2,323
April 2009	1,094	195	159	24	376	468	0	52	2,368
% Change	-59.8	-76.9	-49.7	-87.5	-43.4	**	n/a	-65.4	-1.9
ABSORBED									
April 2010	317	23	26	0	278	810	1	16	1,471
April 2009	279	21	43	1	333	767	2	76	1,522
% Change	13.6	9.5	-39.5	-100.0	-16.5	5.6	-50.0	-78.9	-3.4
Year-to-date 2010	1,128	80	238	8	774	3,093	2	65	5,388
Year-to-date 2009	1,027	80	145	9	784	3,116	22	102	5,285
% Change	9.8	0.0	64.1	-11.1	-1.3	-0.7	-90.9	-36.3	1.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Burnaby									
April 2010	20	8	0	0	30	37	0	0	95
April 2009	9	4	0	0	0	0	0	0	13
Delta									
April 2010	13	0	0	0	4	55	1	3	76
April 2009	11	0	0	0	0	0	0	1	12
Langley									
April 2010	24	0	14	0	17	0	1	0	56
April 2009	6	0	8	0	23	98	0	0	135
Maple Ridge / Pitt Meadows									
April 2010	38	0	0	0	0	0	0	0	38
April 2009	12	0	0	0	0	0	0	0	12
New Westminster									
April 2010	13	0	0	15	10	97	0	0	135
April 2009	6	0	0	0	0	0	0	0	6
North Vancouver									
April 2010	6	2	2	0	3	129	0	0	142
April 2009	2	2	4	0	0	23	0	0	31
Richmond									
April 2010	0	2	10	0	32	0	0	0	44
April 2009	3	0	10	0	40	0	0	0	53
Surrey									
April 2010	227	0	2	0	164	0	0	26	419
April 2009	67	0	4	0	36	0	0	12	119
Tri-Cities									
April 2010	34	2	20	0	7	0	0	0	63
April 2009	14	0	2	0	13	0	0	0	29
University Endowment Lands									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	0	0	0	0	0	0	0	0	0
Vancouver City									
April 2010	29	6	22	1	6	96	9	0	169
April 2009	28	0	4	0	16	13	0	0	61
West Vancouver									
April 2010	8	0	0	0	0	0	0	0	8
April 2009	5	0	0	0	0	0	0	0	5
White Rock									
April 2010	0	0	12	0	0	0	0	0	12
April 2009	0	0	6	0	0	0	0	0	6
Vancouver CMA									
April 2010	415	20	82	16	273	414	11	29	1,260
April 2009	164	6	38	0	128	134	0	13	483

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
April 2010	143	66	0	0	103	1,161	5	0	1,478
April 2009	140	28	0	0	147	1,640	0	0	1,955
Delta									
April 2010	95	2	0	0	63	106	1	7	274
April 2009	110	4	0	0	112	0	0	11	237
Langley									
April 2010	154	4	136	0	172	62	1	0	529
April 2009	328	8	66	0	93	500	0	0	995
Maple Ridge / Pitt Meadows									
April 2010	193	0	0	0	133	165	1	2	494
April 2009	160	4	0	1	104	347	0	0	616
New Westminster									
April 2010	47	2	0	21	10	549	0	0	629
April 2009	24	0	0	0	0	814	0	0	838
North Vancouver									
April 2010	65	20	12	3	147	397	0	0	644
April 2009	77	18	28	1	63	745	0	32	964
Richmond									
April 2010	192	6	210	7	139	654	0	2	1,210
April 2009	138	6	140	3	333	1,332	0	6	1,958
Surrey									
April 2010	1,326	10	50	4	932	1,036	0	177	3,535
April 2009	867	16	24	24	891	3,314	0	208	5,344
Tri-Cities									
April 2010	177	14	153	0	112	181	0	50	687
April 2009	73	22	136	0	195	1,481	0	1	1,908
University Endowment Lands									
April 2010	7	0	0	0	2	108	0	134	251
April 2009	7	0	0	0	76	139	0	257	479
Vancouver City									
April 2010	547	86	327	1	128	3,108	35	420	4,652
April 2009	393	81	102	0	245	5,491	8	492	6,812
West Vancouver									
April 2010	129	12	0	0	0	8	0	0	149
April 2009	157	14	0	0	8	33	0	0	212
White Rock									
April 2010	16	0	50	0	0	30	0	0	96
April 2009	8	2	56	0	5	35	0	0	106
Vancouver CMA									
April 2010	3,150	222	940	36	1,941	7,565	43	794	14,691
April 2009	2,550	203	554	29	2,272	15,871	8	1,007	22,494

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Burnaby									
April 2010	19	12	0	0	0	33	0	0	64
April 2009	12	20	0	0	89	264	0	0	385
Delta									
April 2010	15	0	0	0	0	0	0	1	16
April 2009	10	0	0	0	4	0	0	0	14
Langley									
April 2010	16	0	12	0	19	0	1	0	48
April 2009	8	0	6	0	8	0	0	0	22
Maple Ridge / Pitt Meadows									
April 2010	37	0	0	0	0	0	0	0	37
April 2009	23	0	0	0	0	0	0	0	23
New Westminster									
April 2010	2	0	0	0	0	0	0	0	2
April 2009	2	2	0	0	0	0	0	0	4
North Vancouver									
April 2010	8	0	2	0	0	0	0	0	10
April 2009	12	0	0	0	0	0	0	0	12
Richmond									
April 2010	0	0	0	0	73	314	0	0	387
April 2009	12	0	32	3	0	43	0	0	90
Surrey									
April 2010	168	0	6	0	87	66	0	11	338
April 2009	85	6	6	0	137	170	0	13	417
Tri-Cities									
April 2010	3	0	18	0	41	0	0	0	62
April 2009	8	0	2	0	60	118	0	66	254
University Endowment Lands									
April 2010	1	0	0	0	0	91	0	0	92
April 2009	0	0	0	0	0	0	0	0	0
Vancouver City									
April 2010	12	10	0	0	26	267	0	0	315
April 2009	45	12	10	0	15	233	0	0	315
West Vancouver									
April 2010	3	0	0	0	0	0	0	0	3
April 2009	7	0	0	0	0	0	0	0	7
White Rock									
April 2010	2	0	2	0	0	0	0	0	4
April 2009	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2010	291	22	40	0	246	771	1	12	1,383
April 2009	226	40	56	3	313	828	0	79	1,545

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total ¹⁶
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
April 2010	37	8	0	0	6	46	0	0	97
April 2009	79	79	0	0	17	50	0	0	225
Delta									
April 2010	11	2	0	0	4	1	0	1	19
April 2009	36	2	0	0	6	8	0	3	55
Langley									
April 2010	16	2	16	2	21	52	0	0	109
April 2009	114	6	20	4	34	28	0	0	206
Maple Ridge / Pitt Meadows									
April 2010	32	0	0	1	14	32	0	0	79
April 2009	133	0	0	0	11	14	0	0	158
New Westminster									
April 2010	10	0	0	0	0	14	0	0	24
April 2009	13	6	0	0	1	3	0	0	23
North Vancouver									
April 2010	18	0	3	0	4	29	0	0	54
April 2009	42	7	0	0	9	14	0	0	72
Richmond									
April 2010	26	1	18	0	20	7	0	2	74
April 2009	59	2	48	6	21	54	0	1	191
Surrey									
April 2010	147	0	6	0	87	412	0	15	667
April 2009	343	6	8	12	207	142	0	36	754
Tri-Cities									
April 2010	8	5	17	0	26	124	0	0	180
April 2009	23	15	54	2	33	57	0	6	190
University Endowment Lands									
April 2010	0	0	0	0	5	17	0	0	22
April 2009	1	0	0	0	3	1	0	2	7
Vancouver City									
April 2010	93	27	10	0	21	746	0	0	897
April 2009	194	70	13	0	31	56	0	4	368
West Vancouver									
April 2010	32	0	0	0	3	21	0	0	56
April 2009	47	2	0	0	3	4	0	0	56
White Rock									
April 2010	3	0	10	0	2	23	0	0	38
April 2009	2	0	16	0	0	37	0	0	55
Vancouver CMA									
April 2010	440	45	80	3	213	1,524	0	18	2,323
April 2009	1,094	195	159	24	376	468	0	52	2,368

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
April 2010	20	11	0	0	1	34	0	0	66
April 2009	18	10	0	0	83	215	0	0	326
Delta									
April 2010	17	1	0	0	0	3	0	3	24
April 2009	13	2	0	0	4	0	0	0	19
Langley									
April 2010	19	0	4	0	18	3	1	0	45
April 2009	14	0	8	0	5	5	0	0	32
Maple Ridge / Pitt Meadows									
April 2010	39	0	0	0	0	0	0	0	39
April 2009	39	0	0	0	0	6	0	0	45
New Westminster									
April 2010	4	0	0	0	0	0	0	0	4
April 2009	2	0	0	0	0	3	0	0	5
North Vancouver									
April 2010	5	0	0	0	0	6	0	0	11
April 2009	10	0	0	0	0	0	0	0	10
Richmond									
April 2010	0	0	0	0	72	314	0	0	386
April 2009	22	0	18	0	18	10	0	0	68
Surrey									
April 2010	172	0	6	0	102	48	0	13	341
April 2009	99	0	6	1	165	169	2	10	452
Tri-Cities									
April 2010	4	0	14	0	36	14	0	0	68
April 2009	13	0	3	0	50	117	0	60	243
University Endowment Lands									
April 2010	1	0	0	0	2	90	0	0	93
April 2009	0	0	0	0	0	0	0	6	6
Vancouver City									
April 2010	19	11	0	0	47	294	0	0	371
April 2009	41	9	6	0	8	242	0	0	306
West Vancouver									
April 2010	9	0	0	0	0	2	0	0	11
April 2009	6	0	0	0	0	0	0	0	6
White Rock									
April 2010	3	0	2	0	0	2	0	0	7
April 2009	0	0	2	0	0	0	0	0	2
Vancouver CMA									
April 2010	317	23	26	0	278	810	1	16	1,471
April 2009	279	21	43	1	333	767	2	76	1,522

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862
% Change	10.2	27.4	25.3	**	-11.1	28.0	**	125.3	32.4
2000	3,086	358	158	35	1,234	2,152	20	1,125	8,203

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	% Change
Anmore	0	1	0	0	0	0	0	0	0	1	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	4	3	2	0	4	0	0	0	10	3	333.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	1	0	0	0	0	37	0	40	1	4000.0
Burnaby - Central Park	6	0	2	2	26	0	0	0	34	2	1700.0
Burnaby - Remainder	7	5	4	2	0	0	0	0	11	7	57.1
Burnaby Total	20	9	8	4	30	0	37	0	95	13	630.8
Coquitlam	31	11	0	0	0	0	14	0	45	11	318.2
Delta - Tsawwassen	3	0	0	0	0	0	55	0	58	0	n/a
Delta - Ladner	11	0	4	0	0	0	3	0	18	0	n/a
Delta - North	0	11	0	0	0	0	0	1	0	12	-100.0
Delta	14	11	4	0	0	0	58	1	76	12	533.3
Langley City	0	0	0	0	0	18	0	98	0	116	-100.0
Langley District	25	6	0	0	17	5	14	8	56	19	194.7
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	38	11	0	0	0	0	0	0	38	11	245.5
New Westminster	28	6	0	0	10	0	97	0	135	6	2250.0
North Vancouver City	0	0	2	2	3	0	2	4	7	6	16.7
North Vancouver DM	6	2	0	0	0	0	129	23	135	25	440.0
Pitt Meadows	0	1	0	0	0	0	0	0	0	1	-100.0
Port Coquitlam	0	0	2	0	0	13	6	2	8	15	-46.7
Port Moody	3	3	0	0	7	0	0	0	10	3	233.3
Richmond	0	3	14	0	20	40	10	10	44	53	-17.0
Surrey - South	43	12	0	0	35	24	1	2	79	38	107.9
Surrey - Cloverdale	70	24	0	0	66	7	20	13	156	44	354.5
Surrey - North	95	23	6	0	57	0	7	1	165	24	591.7
Surrey - Guildford	3	0	0	0	0	0	0	0	3	0	n/a
Surrey - Whalley	16	8	0	0	0	5	0	0	16	13	23.1
Surrey Total	227	67	6	0	158	36	28	16	419	119	2516.8
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	0	3	0	0	0	3	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	2	1	0	0	0	0	0	0	2	1	100.0
Vancouver - Kerrisdale	4	2	0	0	0	0	2	0	6	2	200.0
Vancouver - Marpole	5	1	0	0	0	0	2	0	7	1	600.0
Vancouver - Eastside	9	13	4	0	3	0	106	4	122	17	611.8
Vancouver - Mt. Pleasant	0	0	2	0	0	0	0	9	2	9	-77.8
Vancouver - Strath/Grand	0	2	0	0	0	0	0	4	0	6	-100.0
Vancouver - Westside	19	9	0	2	0	14	8	0	27	25	8.0
Vancouver Total	39	28	6	2	6	14	118	17	169	61	177.0
West Vancouver	8	5	0	0	0	0	0	0	8	5	60.0
White Rock	0	0	0	0	0	0	12	6	12	6	100.0
Vancouver CMA	442	164	42	8	251	126	525	185	1,260	483	160.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Anmore	9	2	0	0	0	0	0	0	9	2	n/a
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	3	0	0	0	0	0	4	0	7	0	n/a
Burnaby - Mountain	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - North	18	7	2	0	4	32	0	9	24	48	-50.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	17	4	6	2	0	0	37	0	60	6	n/a
Burnaby - Central Park	11	2	10	4	26	0	0	130	47	136	-65.4
Burnaby - Remainder	35	19	26	8	5	20	153	214	219	261	-16.1
Burnaby Total	81	34	44	14	35	52	190	353	350	453	-22.7
Coquitlam	85	20	6	2	28	18	187	8	306	48	n/a
Delta - Tsawwassen	9	1	0	2	0	0	55	0	64	3	n/a
Delta - Ladner	23	5	6	0	0	0	3	2	32	7	n/a
Delta - North	24	34	0	0	23	48	0	1	47	83	-43.4
Delta	56	40	6	2	23	48	58	3	143	93	53.8
Langley City	0	1	0	0	0	36	0	98	0	135	-100.0
Langley District	68	26	0	0	96	5	72	154	236	185	27.6
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	121	32	0	0	31	23	21	0	173	55	n/a
New Westminster	45	12	2	0	10	0	97	0	154	12	n/a
North Vancouver City	0	0	8	2	3	0	4	6	15	8	87.5
North Vancouver DM	13	9	2	16	20	0	129	23	164	48	n/a
Pitt Meadows	5	1	0	12	0	8	0	0	5	21	-76.2
Port Coquitlam	0	0	2	0	7	13	8	2	17	15	13.3
Port Moody	6	4	0	0	13	0	0	0	19	4	n/a
Richmond	59	23	24	4	42	72	199	65	324	164	97.6
Surrey - South	163	27	2	2	70	87	8	4	243	120	102.5
Surrey - Cloverdale	248	55	0	0	81	23	81	28	410	106	n/a
Surrey - North	294	68	6	0	155	4	92	2	547	74	n/a
Surrey - Guildford	5	1	0	0	0	0	0	0	5	1	n/a
Surrey - Whalley	31	19	0	0	0	21	0	0	31	40	-22.5
Surrey Total	741	170	8	2	306	135	181	34	1,236	341	n/a
University Endowment Lands	1	1	0	0	0	0	62	46	63	47	34.0
Vancouver - West End	0	0	0	0	0	0	0	225	0	225	-100.0
Vancouver - Downtown	0	0	0	0	0	0	430	156	430	156	175.6
Vancouver - Kitsilano	2	0	4	0	8	0	0	47	14	47	-70.2
Vancouver - False Creek	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Granville/Oak	3	3	0	0	0	0	2	0	5	3	66.7
Vancouver - Kerrisdale	17	3	0	0	0	0	6	33	23	36	-36.1
Vancouver - Marpole	16	2	2	2	0	0	4	0	22	4	n/a
Vancouver - Eastside	78	28	14	10	18	0	318	20	428	58	n/a
Vancouver - Mt. Pleasant	0	0	4	4	0	12	0	9	4	25	-84.0
Vancouver - Strath/Grand	0	2	0	0	0	0	128	4	128	6	n/a
Vancouver - Westside	67	22	2	4	0	14	42	0	111	40	177.5
Vancouver Total	183	60	26	22	26	26	930	494	1,165	602	93.5
West Vancouver	27	13	0	0	0	0	0	0	27	13	107.7
White Rock	1	0	0	0	0	0	43	55	44	55	-20.0
Vancouver CMA	1,505	449	128	76	640	436	2,185	1,341	4,458	2,302	93.7

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	37	0	0	0
Burnaby - Central Park	26	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	30	0	0	0	37	0	0	0
Coquitlam	0	0	0	0	14	0	0	0
Delta - Tsawwassen	0	0	0	0	55	0	0	0
Delta - Ladner	0	0	0	0	0	0	3	0
Delta - North	0	0	0	0	0	0	0	1
Delta	0	0	0	0	55	0	3	1
Langley City	0	18	0	0	0	98	0	0
Langley District	17	5	0	0	14	8	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	10	0	0	0	97	0	0	0
North Vancouver City	3	0	0	0	2	4	0	0
North Vancouver DM	0	0	0	0	129	23	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	13	0	0	6	2	0	0
Port Moody	7	0	0	0	0	0	0	0
Richmond	20	40	0	0	10	10	0	0
Surrey - South	35	24	0	0	0	0	1	2
Surrey - Cloverdale	66	7	0	0	2	4	18	9
Surrey - North	57	0	0	0	0	0	7	1
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	5	0	0	0	0	0	0
Surrey Total	158	36	0	0	2	4	26	12
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	3	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	2	0	0	0
Vancouver - Marpole	0	0	0	0	2	0	0	0
Vancouver - Eastside	3	0	0	0	106	4	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	9	0	0
Vancouver - Strath/Grand	0	0	0	0	0	4	0	0
Vancouver - Westside	0	14	0	0	8	0	0	0
Vancouver Total	6	14	0	0	118	17	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	12	6	0	0
Vancouver CMA	251	126	0	0	496	172	29	13

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	32	0	0	0	9	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	37	0	0	0
Burnaby - Central Park	26	0	0	0	0	130	0	0
Burnaby - Remainder	5	20	0	0	153	214	0	0
Burnaby Total	35	52	0	0	190	353	0	0
Coquitlam	28	18	0	0	137	8	50	0
Delta - Tsawwassen	0	0	0	0	55	0	0	0
Delta - Ladner	0	0	0	0	0	0	3	2
Delta - North	23	48	0	0	0	0	0	1
Delta	23	48	0	0	55	0	3	3
Langley City	0	36	0	0	0	98	0	0
Langley District	96	5	0	0	72	154	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	31	23	0	0	21	0	0	0
New Westminster	10	0	0	0	97	0	0	0
North Vancouver City	3	0	0	0	4	6	0	0
North Vancouver DM	20	0	0	0	129	23	0	0
Pitt Meadows	0	8	0	0	0	0	0	0
Port Coquitlam	7	13	0	0	8	2	0	0
Port Moody	13	0	0	0	0	0	0	0
Richmond	42	72	0	0	199	65	0	0
Surrey - South	70	87	0	0	0	0	8	4
Surrey - Cloverdale	81	23	0	0	20	10	61	18
Surrey - North	155	4	0	0	68	0	24	2
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	21	0	0	0	0	0	0
Surrey Total	306	135	0	0	88	10	93	24
University Endowment Lands	0	0	0	0	62	0	0	46
Vancouver - West End	0	0	0	0	0	225	0	0
Vancouver - Downtown	0	0	0	0	226	156	204	0
Vancouver - Kitsilano	8	0	0	0	0	47	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	2	0	0	0
Vancouver - Kerrisdale	0	0	0	0	6	33	0	0
Vancouver - Marpole	0	0	0	0	4	0	0	0
Vancouver - Eastside	18	0	0	0	290	20	28	0
Vancouver - Mt. Pleasant	0	12	0	0	0	9	0	0
Vancouver - Strath/Grand	0	0	0	0	128	4	0	0
Vancouver - Westside	0	14	0	0	42	0	0	0
Vancouver Total	26	26	0	0	698	494	232	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	43	55	0	0
Vancouver CMA	640	436	0	0	1,805	1,268	380	73

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market

Submarket	April 2010							
	Freehold		Condominium		Rental		Total*	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Anmore	0	1	0	0	0	0	0	1
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	0	0	0	0	0	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	6	3	4	0	0	0	10	3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	1	37	0	0	0	40	1
Burnaby - Central Park	8	2	26	0	0	0	34	2
Burnaby - Remainder	11	7	0	0	0	0	11	7
Burnaby Total	28	13	67	0	0	0	95	13
Coquitlam	45	11	0	0	0	0	45	11
Delta - Tsawwassen	3	0	55	0	0	0	58	0
Delta - Ladner	10	0	4	0	4	0	18	0
Delta - North	0	11	0	0	0	1	0	12
Delta	13	11	59	0	4	1	76	12
Langley City	0	0	0	116	0	0	0	116
Langley District	38	14	17	5	1	0	56	19
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	38	11	0	0	0	0	38	11
New Westminster	13	6	122	0	0	0	135	6
North Vancouver City	4	6	3	0	0	0	7	6
North Vancouver DM	6	2	129	23	0	0	135	25
Pitt Meadows	0	1	0	0	0	0	0	1
Port Coquitlam	8	2	0	13	0	0	8	15
Port Moody	3	3	7	0	0	0	10	3
Richmond	12	13	32	40	0	0	44	53
Surrey - South	43	12	35	24	1	2	79	38
Surrey - Cloverdale	72	28	66	7	18	9	156	44
Surrey - North	95	23	63	0	7	1	165	24
Surrey - Guildford	3	0	0	0	0	0	3	0
Surrey - Whalley	16	8	0	5	0	0	16	13
Surrey Total	229	71	164	36	26	12	419	119
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	3	0	0	0	3	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	1	0	0	2	0	2	1
Vancouver - Kerrisdale	6	2	0	0	0	0	6	2
Vancouver - Marpole	7	1	0	0	0	0	7	1
Vancouver - Eastside	19	17	100	0	3	0	122	17
Vancouver - Mt. Pleasant	2	0	0	9	0	0	2	9
Vancouver - Strath/Grand	0	2	0	4	0	0	0	6
Vancouver - Westside	23	9	0	16	4	0	27	25
Vancouver Total	57	32	103	29	9	0	169	61
West Vancouver	8	5	0	0	0	0	8	5
White Rock	12	6	0	0	0	0	12	6
Vancouver CMA	517	208	703	262	40	13	1,260	483

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - April 2010

Submarket	Freehold		Condominium		Rental		Total ¹	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	9	2	0	0	0	0	9	2
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	5	0	0	0	2	0	7	0
Burnaby - Mountain	0	2	0	0	0	0	0	2
Burnaby - North	20	7	4	41	0	0	24	48
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	23	6	37	0	0	0	60	6
Burnaby - Central Park	21	6	26	130	0	0	47	136
Burnaby - Remainder	61	27	158	234	0	0	219	261
Burnaby Total	125	48	225	405	0	0	350	453
Coquitlam	153	30	103	18	50	0	306	48
Delta - Tsawwassen	9	3	55	0	0	0	64	3
Delta - Ladner	24	5	4	0	4	2	32	7
Delta - North	24	34	23	48	0	1	47	83
Delta	57	42	82	48	4	3	143	93
Langley City	0	1	0	134	0	0	0	135
Langley District	138	52	96	131	2	2	236	185
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	120	32	52	23	1	0	173	55
New Westminster	32	12	122	0	0	0	154	12
North Vancouver City	12	8	3	0	0	0	15	8
North Vancouver DM	13	8	151	40	0	0	164	48
Pitt Meadows	5	1	0	20	0	0	5	21
Port Coquitlam	10	2	7	13	0	0	17	15
Port Moody	6	4	13	0	0	0	19	4
Richmond	134	51	190	113	0	0	324	164
Surrey - South	163	27	72	89	8	4	243	120
Surrey - Cloverdale	268	65	81	23	61	18	410	106
Surrey - North	294	68	229	4	24	2	547	74
Surrey - Guildford	5	1	0	0	0	0	5	1
Surrey - Whalley	31	19	0	21	0	0	31	40
Surrey Total	761	180	382	137	93	24	1,236	341
University Endowment Lands	1	1	62	0	0	46	63	47
Vancouver - West End	0	0	0	225	0	0	0	225
Vancouver - Downtown	0	0	226	156	204	0	430	156
Vancouver - Kitsilano	6	0	8	47	0	0	14	47
Vancouver - False Creek	0	2	0	0	0	0	0	2
Vancouver - Granville/Oak	3	3	0	0	2	0	5	3
Vancouver - Kerrisdale	22	3	0	33	1	0	23	36
Vancouver - Marpole	19	4	0	0	3	0	22	4
Vancouver - Eastside	112	56	275	0	41	2	428	58
Vancouver - Mt. Pleasant	4	4	0	21	0	0	4	25
Vancouver - Strath/Grand	128	2	0	4	0	0	128	6
Vancouver - Westside	79	24	20	16	12	0	111	40
Vancouver Total	373	98	529	502	263	2	1,165	602
West Vancouver	27	13	0	0	0	0	27	13
White Rock	23	20	21	35	0	0	44	55
Vancouver CMA	2,005	606	2,038	1,619	415	77	4,458	2,302

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	% Change
Anmore	0	1	0	0	0	0	0	0	0	1	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	1	0	0	0	0	0	0	4	1	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	6	3	2	4	0	5	0	162	8	174	-95.4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	6	0	8	0	0	33	102	37	116	-68.1
Burnaby - Central Park	0	1	4	0	0	48	0	0	4	49	-91.8
Burnaby - Remainder	9	2	6	8	0	36	0	0	15	46	-67.4
Burnaby Total	19	12	12	20	0	89	33	264	64	385	-83.4
Coquitlam	2	8	0	12	29	34	10	184	41	238	-82.8
Delta - Tsawwassen	2	0	0	0	0	0	0	0	2	0	n/a
Delta - Ladner	13	0	0	0	0	0	1	0	14	0	n/a
Delta - North	0	10	0	0	0	4	0	0	0	14	-100.0
Delta	15	10	0	0	0	4	1	0	16	14	14.3
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	17	8	0	0	19	8	12	6	48	22	118.2
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	37	21	0	0	0	0	0	0	37	21	76.2
New Westminster	2	2	0	2	0	0	0	0	2	4	-50.0
North Vancouver City	2	1	0	0	0	0	2	0	4	1	n/a
North Vancouver DM	6	11	0	0	0	0	0	0	6	11	-45.5
Pitt Meadows	0	2	0	0	0	0	0	0	0	2	-100.0
Port Coquitlam	0	0	0	0	12	14	8	2	20	16	25.0
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	0	15	0	0	73	0	314	75	387	90	n/a
Surrey - South	37	4	4	8	11	0	1	0	53	12	n/a
Surrey - Cloverdale	64	33	0	4	35	40	13	46	112	123	-8.9
Surrey - North	56	42	2	6	35	22	69	3	162	73	121.9
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	11	6	0	0	0	63	0	140	11	209	-94.7
Surrey Total	168	85	6	18	81	125	83	189	338	417	-18.9
University Endowment Lands	1	0	0	0	0	0	91	0	92	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	5	199	145	199	150	32.7
Vancouver - Kitsilano	0	1	0	0	0	0	68	0	68	1	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	88	0	88	-100.0
Vancouver - Kerrisdale	1	4	0	0	0	0	0	0	1	4	-75.0
Vancouver - Marpole	3	3	2	2	0	7	0	0	5	12	-58.3
Vancouver - Eastside	0	20	0	2	0	0	0	10	0	32	-100.0
Vancouver - Mt. Pleasant	0	2	4	4	12	0	0	0	16	6	166.7
Vancouver - Strath/Grand	0	0	2	4	0	3	0	0	2	7	-71.4
Vancouver - Westside	8	15	4	0	12	0	0	0	24	15	60.0
Vancouver Total	12	45	12	12	24	15	267	243	315	315	0.0
West Vancouver	3	7	0	0	0	0	0	0	3	7	-57.1
White Rock	2	0	0	0	0	0	2	0	4	0	n/a
Vancouver CMA	292	229	30	64	238	289	823	963	1,383	1,545	-10.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Anmore	4	7	0	0	0	0	0	0	4	7	-42.9
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	9	7	0	0	0	0	2	0	11	7	57.1
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	13	12	4	4	15	5	91	162	123	183	-32.8
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	10	7	2	10	0	4	33	102	45	123	-63.4
Burnaby - Central Park	3	6	12	4	0	48	0	0	15	58	-74.1
Burnaby - Remainder	29	24	14	32	0	59	0	81	43	196	-78.1
Burnaby Total	55	50	32	50	15	116	124	345	226	561	-59.7
Coquitlam	41	37	4	20	61	83	557	273	663	413	60.5
Delta - Tsawwassen	4	7	0	0	0	0	0	0	4	7	-42.9
Delta - Ladner	16	18	0	0	0	0	1	4	17	22	-22.7
Delta - North	22	33	0	0	10	36	1	0	33	69	-52.2
Delta	42	58	0	0	10	36	2	4	54	98	-44.9
Langley City	0	0	0	0	0	0	0	101	0	101	-100.0
Langley District	58	65	2	16	65	17	170	78	295	176	67.6
Lion's Bay	1	3	0	0	0	0	0	0	1	3	-66.7
Maple Ridge	96	101	18	0	6	0	0	0	120	101	18.8
New Westminster	20	14	0	4	0	4	240	210	260	232	12.1
North Vancouver City	5	8	6	2	20	0	291	2	322	12	96.7
North Vancouver DM	18	28	0	0	0	0	24	0	42	28	50.0
Pitt Meadows	3	10	0	0	0	0	0	70	3	80	-96.3
Port Coquitlam	3	3	0	2	42	25	88	25	133	55	141.8
Port Moody	2	10	0	0	0	0	0	230	2	240	-99.2
Richmond	23	69	2	8	178	11	421	480	624	568	9.9
Surrey - South	114	47	22	28	57	38	272	180	465	293	58.7
Surrey - Cloverdale	182	112	0	4	70	91	105	76	357	283	26.1
Surrey - North	196	159	10	10	53	58	77	7	336	234	43.6
Surrey - Guildford	1	0	0	0	0	0	64	0	65	0	n/a
Surrey - Whalley	41	24	0	0	10	219	116	140	167	383	-56.4
Surrey Total	534	342	32	42	190	406	634	403	1,390	1,193	16.5
University Endowment Lands	3	1	2	4	0	0	91	0	96	5	95.0
Vancouver - West End	0	0	0	0	0	0	319	0	319	0	n/a
Vancouver - Downtown	0	0	0	0	4	5	309	610	313	615	-49.1
Vancouver - Kitsilano	0	5	0	0	0	0	130	45	130	50	160.0
Vancouver - False Creek	0	0	0	0	7	0	860	0	867	0	n/a
Vancouver - Granville/Oak	0	0	0	10	0	6	21	212	21	228	-90.8
Vancouver - Kerrisdale	3	11	0	0	0	7	0	49	3	67	-95.5
Vancouver - Marpole	5	13	2	10	0	7	2	0	9	30	-70.0
Vancouver - Eastside	47	101	2	14	6	0	42	30	97	145	-33.1
Vancouver - Mt. Pleasant	1	2	6	14	30	0	0	96	37	112	-67.0
Vancouver - Strath/Grand	0	3	2	6	0	3	0	43	2	55	-96.4
Vancouver - Westside	14	45	4	0	31	16	0	90	49	151	-67.5
Vancouver Total	70	180	16	54	78	44	1,683	1,175	1,847	1,453	27.1
West Vancouver	28	32	0	0	0	0	0	0	28	32	-12.5
White Rock	4	1	0	0	0	0	53	10	57	11	409.1
Vancouver CMA	1,020	1,027	114	202	665	742	4,380	3,406	6,179	5,377	14.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	5	0	0	0	162	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	33	102	0	0
Burnaby - Central Park	0	48	0	0	0	0	0	0
Burnaby - Remainder	0	36	0	0	0	0	0	0
Burnaby Total	0	89	0	0	33	264	0	0
Coquitlam	29	34	0	0	10	118	0	66
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	1	0
Delta - North	0	4	0	0	0	0	0	0
Delta	0	4	0	0	0	0	1	0
Langley City	0	0	0	0	0	0	0	0
Langley District	19	8	0	0	12	6	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	2	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	12	14	0	0	8	2	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	73	0	0	0	314	75	0	0
Surrey - South	11	0	0	0	0	0	1	0
Surrey - Cloverdale	35	40	0	0	6	36	7	10
Surrey - North	35	22	0	0	66	0	3	3
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	63	0	0	0	140	0	0
Surrey Total	81	125	0	0	72	176	11	13
University Endowment Lands	0	0	0	0	91	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	5	0	0	199	145	0	0
Vancouver - Kitsilano	0	0	0	0	68	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	88	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	7	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	0	10	0	0
Vancouver - Mt. Pleasant	12	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	3	0	0	0	0	0	0
Vancouver - Westside	12	0	0	0	0	0	0	0
Vancouver Total	24	15	0	0	267	243	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	2	0	0	0
Vancouver CMA	238	289	0	0	811	884	12	79

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	15	5	0	0	91	162	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	4	0	0	33	102	0	0
Burnaby - Central Park	0	48	0	0	0	0	0	0
Burnaby - Remainder	0	59	0	0	0	81	0	0
Burnaby Total	15	116	0	0	124	345	0	0
Coquitlam	61	83	0	0	557	207	0	66
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	1	4
Delta - North	10	36	0	0	0	0	1	0
Delta	10	36	0	0	0	0	2	4
Langley City	0	0	0	0	0	101	0	0
Langley District	65	17	0	0	170	78	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	6	0	0	0	0	0	0	0
New Westminster	0	4	0	0	240	210	0	0
North Vancouver City	20	0	0	0	291	2	0	0
North Vancouver DM	0	0	0	0	24	0	0	0
Pitt Meadows	0	0	0	0	0	70	0	0
Port Coquitlam	42	25	0	0	88	25	0	0
Port Moody	0	0	0	0	0	230	0	0
Richmond	178	8	0	3	421	480	0	0
Surrey - South	57	38	0	0	269	180	3	0
Surrey - Cloverdale	70	91	0	0	64	42	41	34
Surrey - North	53	58	0	0	66	0	11	7
Surrey - Guildford	0	0	0	0	64	0	0	0
Surrey - Whalley	10	203	0	16	116	140	0	0
Surrey Total	190	390	0	16	579	362	55	41
University Endowment Lands	0	0	0	0	91	0	0	0
Vancouver - West End	0	0	0	0	319	0	0	0
Vancouver - Downtown	4	5	0	0	309	523	0	87
Vancouver - Kitsilano	0	0	0	0	130	45	0	0
Vancouver - False Creek	7	0	0	0	678	0	182	0
Vancouver - Granville/Oak	0	6	0	0	21	212	0	0
Vancouver - Kerrisdale	0	7	0	0	0	49	0	0
Vancouver - Marpole	0	7	0	0	2	0	0	0
Vancouver - Eastside	6	0	0	0	42	22	0	8
Vancouver - Mt. Pleasant	30	0	0	0	0	96	0	0
Vancouver - Strath/Grand	0	3	0	0	0	43	0	0
Vancouver - Westside	31	16	0	0	0	90	0	0
Vancouver Total	78	44	0	0	1,501	1,080	182	95
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	53	10	0	0
Vancouver CMA	665	723	0	19	4,141	3,200	239	206

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Anmore	0	1	0	0	0	0	0	1
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	1	0	0	0	0	4	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	8	7	0	167	0	0	8	174
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	14	33	102	0	0	37	116
Burnaby - Central Park	4	1	0	48	0	0	4	49
Burnaby - Remainder	15	10	0	36	0	0	15	46
Burnaby Total	31	32	33	353	0	0	64	385
Coquitlam	12	8	29	164	0	66	41	238
Delta - Tsawwassen	2	0	0	0	0	0	2	0
Delta - Ladner	13	0	0	0	1	0	14	0
Delta - North	0	10	0	4	0	0	0	14
Delta	15	10	0	4	1	0	16	14
Langley City	0	0	0	0	0	0	0	0
Langley District	28	14	19	8	1	0	48	22
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	37	21	0	0	0	0	37	21
New Westminster	2	4	0	0	0	0	2	4
North Vancouver City	4	1	0	0	0	0	4	1
North Vancouver DM	6	11	0	0	0	0	6	11
Pitt Meadows	0	2	0	0	0	0	0	2
Port Coquitlam	8	2	12	14	0	0	20	16
Port Moody	1	0	0	0	0	0	1	0
Richmond	0	44	387	46	0	0	387	90
Surrey - South	37	4	15	8	1	0	53	12
Surrey - Cloverdale	70	39	35	74	7	10	112	123
Surrey - North	56	48	103	22	3	3	162	73
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	11	6	0	203	0	0	11	209
Surrey Total	174	97	153	307	11	13	338	417
University Endowment Lands	1	0	91	0	0	0	92	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	199	150	0	0	199	150
Vancouver - Kitsilano	0	1	68	0	0	0	68	1
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	88	0	0	0	88
Vancouver - Kerrisdale	1	4	0	0	0	0	1	4
Vancouver - Marpole	5	5	0	7	0	0	5	12
Vancouver - Eastside	0	32	0	0	0	0	0	32
Vancouver - Mt. Pleasant	4	6	12	0	0	0	16	6
Vancouver - Strath/Grand	2	4	0	3	0	0	2	7
Vancouver - Westside	10	15	14	0	0	0	24	15
Vancouver Total	22	67	293	248	0	0	315	315
West Vancouver	3	7	0	0	0	0	3	7
White Rock	4	0	0	0	0	0	4	0
Vancouver CMA	353	322	1,017	1,144	13	79	1,383	1,545

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2010

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Belcarra													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
April 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	1	11.1	1	11.1	7	77.8	9	--	--
Year-to-date 2009	0	0.0	1	11.1	0	0.0	1	11.1	7	77.8	9	--	--
Burnaby													
April 2010	0	0.0	0	0.0	0	0.0	3	15.0	17	85.0	20	884,000	932,633
April 2009	0	0.0	0	0.0	0	0.0	6	33.3	12	66.7	18	864,500	887,589
Year-to-date 2010	0	0.0	0	0.0	0	0.0	8	11.6	61	88.4	69	889,900	963,949
Year-to-date 2009	0	0.0	0	0.0	0	0.0	8	19.5	33	80.5	41	879,000	907,330
Coquitlam													
April 2010	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
April 2009	0	0.0	0	0.0	0	0.0	3	33.3	6	66.7	9	--	--
Year-to-date 2010	0	0.0	0	0.0	7	15.9	19	43.2	18	40.9	44	659,900	750,705
Year-to-date 2009	0	0.0	0	0.0	0	0.0	20	50.0	20	50.0	40	745,395	826,617
Delta													
April 2010	0	0.0	0	0.0	0	0.0	5	29.4	12	70.6	17	750,000	955,171
April 2009	0	0.0	0	0.0	4	30.8	9	69.2	0	0.0	13	650,895	633,678
Year-to-date 2010	0	0.0	1	2.1	5	10.4	18	37.5	24	50.0	48	744,000	820,673
Year-to-date 2009	0	0.0	0	0.0	9	21.4	25	59.5	8	19.0	42	642,898	700,912
Langley City													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Langley District													
April 2010	0	0.0	0	0.0	5	26.3	10	52.6	4	21.1	19	620,000	765,526
April 2009	0	0.0	1	7.1	8	57.1	4	28.6	1	7.1	14	596,950	681,750
Year-to-date 2010	0	0.0	0	0.0	24	36.4	25	37.9	17	25.8	66	648,000	770,367
Year-to-date 2009	1	1.1	5	5.7	31	35.2	38	43.2	13	14.8	88	619,000	674,518

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2010

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Maple Ridge													
April 2010	0	0.0	15	38.5	20	51.3	4	10.3	0	0.0	39	549,900	537,918
April 2009	0	0.0	6	17.6	17	50.0	10	29.4	1	2.9	34	562,400	582,700
Year-to-date 2010	0	0.0	35	29.9	63	53.8	17	14.5	2	1.7	117	559,000	551,738
Year-to-date 2009	0	0.0	20	22.0	44	48.4	26	28.6	1	1.1	91	563,900	574,651
New Westminster													
April 2010	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
April 2009	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	6	35.3	10	58.8	1	5.9	17	628,000	663,744
Year-to-date 2009	0	0.0	0	0.0	1	10.0	7	70.0	2	20.0	10	644,500	670,290
North Vancouver City													
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
North Vancouver DM													
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2010	1	7.7	0	0.0	0	0.0	1	7.7	11	84.6	13	1,560,000	1,428,146
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	1,614,000	1,660,845
Pitt Meadows													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	0	0.0	0	0.0	4	80.0	0	0.0	1	20.0	5	--	--
Year-to-date 2010	0	0.0	1	20.0	1	20.0	3	60.0	0	0.0	5	--	--
Year-to-date 2009	0	0.0	2	15.4	9	69.2	1	7.7	1	7.7	13	519,900	552,085
Port Coquitlam													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	--	--
Port Moody													
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	2	15.4	0	0.0	0	0.0	11	84.6	13	800,000	863,923
Richmond													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	0	0.0	0	0.0	0	0.0	4	18.2	18	81.8	22	1,245,000	1,221,864
Year-to-date 2010	0	0.0	0	0.0	1	2.8	8	22.2	27	75.0	36	1,000,000	1,115,661
Year-to-date 2009	0	0.0	0	0.0	0	0.0	14	20.6	54	79.4	68	1,000,000	1,108,380

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2010

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
April 2010	1	0.6	7	4.1	70	40.7	54	31.4	40	23.3	172	619,000	680,442
April 2009	1	1.0	8	8.0	36	36.0	26	26.0	29	29.0	100	629,000	759,757
Year-to-date 2010	1	0.2	32	5.9	248	45.4	164	30.0	101	18.5	546	599,000	652,895
Year-to-date 2009	2	0.5	16	4.1	134	34.4	115	29.5	123	31.5	390	657,000	737,024
University Endowment Lands													
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver City													
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	2,808,000	2,774,684
April 2009	0	0.0	0	0.0	0	0.0	1	2.4	40	97.6	41	1,000,000	1,348,437
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	3.8	101	96.2	105	1,000,000	1,762,028
Year-to-date 2009	0	0.0	0	0.0	2	1.2	9	5.4	157	93.5	168	950,000	1,257,118
West Vancouver													
April 2010	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
April 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	2,991,950	3,105,400
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	2,469,500	2,647,530
White Rock													
April 2010	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Vancouver CMA													
April 2010	1	0.3	22	7.0	95	30.2	83	26.3	114	36.2	315	680,000	929,315
April 2009	1	0.4	15	5.4	70	25.0	68	24.3	126	45.0	280	699,000	932,667
Year-to-date 2010	2	0.2	69	6.1	356	31.7	282	25.1	414	36.9	1,123	659,900	875,725
Year-to-date 2009	3	0.3	46	4.4	230	22.2	271	26.2	486	46.9	1,036	724,950	897,964

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
April 2010**

Submarket	April 2010	April 2009	% Change	YTD 2010	YTD 2009	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	932,633	887,589	5.1	963,949	907,330	6.2
Coquitlam	--	--	n/a	750,705	826,617	-9.2
Delta	955,171	633,678	50.7	820,673	700,912	17.1
Langley City	--	--	n/a	--	--	n/a
Langley District	765,526	681,750	12.3	770,367	674,518	14.2
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	537,918	582,700	-7.7	551,738	574,651	-4.0
New Westminster	--	--	n/a	663,744	670,290	-1.0
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	1,428,146	1,660,845	-14.0
Pitt Meadows	--	--	n/a	--	552,085	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	863,923	n/a
Richmond	--	1,221,864	n/a	1,115,661	1,108,380	0.7
Surrey Total	680,442	759,757	-10.4	652,895	737,024	-11.4
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,774,684	1,348,437	105.8	1,762,028	1,257,118	40.2
West Vancouver	--	--	n/a	3,105,400	2,647,530	17.3
White Rock	--	--	n/a	--	--	n/a
Vancouver CMA	929,315	932,667	-0.4	875,725	897,964	-2.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
April 2010

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2009	January	292	5,834	5%	782,961	109	2,334	5%	449,389	362	5,798	6%	365,657
	February	589	6,118	10%	792,551	244	2,463	10%	437,233	650	5,962	11%	353,064
	March	904	6,266	14%	763,248	392	2,528	16%	442,266	978	5,785	17%	354,605
	April	1,191	6,310	19%	816,801	596	2,468	24%	463,283	1,179	5,533	21%	364,074
2010	January	709	4,134	17%	950,785	327	1,462	22%	552,971	891	4,621	19%	420,566
	February	984	4,694	21%	963,191	417	1,582	26%	550,873	1,074	5,070	21%	432,964
	March	1,344	5,501	24%	1,002,020	549	1,919	29%	489,199	1,253	6,161	20%	432,754
	April	1,372	6,587	21%	1,003,884	616	2,301	27%	551,385	1,526	7,013	22%	427,847

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

**Table 5: MLS® Residential Activity for Vancouver
First Quarter 2010**

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2009	Q1	1,785	6,073	10%	776,142	745	2,242	10%	441,660	1,990	5,848	11%	356,112
	Q2												
	Q3												
	Q4												
2010	Q1	3,037	4,776	21%	977,478	1,293	1,654	26%	525,217	3,218	5,284	20%	429,449
	Q2												
	Q3												
	Q4												

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators**April 2010**

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.7	112.0	1,230	5.2	66.1	818
	February	627	5.00	5.79	116.2	112.5	1,225	5.8	66.1	821
	March	613	4.50	5.55	114.9	112.6	1,222	6.2	66.2	816
	April	596	3.90	5.25	113.5	112.6	1,228	6.6	66.6	815
	May	596	3.90	5.25	114.0	113.3	1,232	6.9	66.9	809
	June	631	3.75	5.85	113.0	113.3	1,239	7.1	67.3	809
	July	631	3.75	5.85	114.3	112.9	1,237	7.2	67.1	804
	August	631	3.75	5.85	114.5	113.6	1,235	7.4	67.1	812
	September	610	3.70	5.49	116.1	113.5	1,238	7.2	66.9	818
	October	630	3.80	5.84	116.9	112.7	1,238	7.4	67.0	827
	November	616	3.60	5.59	117.2	113.1	1,240	7.4	66.9	823
	December	610	3.60	5.49	118.0	112.7	1,238	7.7	66.9	824
2010	January	610	3.60	5.49	118.5	113.1	1,241	7.8	67.0	823
	February	604	3.60	5.39	119.2	113.9	1,241	7.7	66.8	826
	March	631	3.60	5.85	119.8	113.6	1,238	7.8	66.5	826
	April	655	3.80	6.25		114.2	1,238	7.5	66.2	828
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM). Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford CMA
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2010	45	0	10	0	0	0	0	0	55
April 2009	9	0	0	0	0	56	0	0	65
% Change	**	n/a	n/a	n/a	n/a	-100.0	n/a	n/a	-15.4
Year-to-date 2010	124	0	30	1	7	0	0	0	162
Year-to-date 2009	32	0	8	0	16	56	0	0	112
% Change	**	n/a	**	n/a	-56.3	-100.0	n/a	n/a	44.6
UNDER CONSTRUCTION									
April 2010	209	0	64	6	45	157	1	0	482
April 2009	172	0	56	23	64	750	0	0	1,065
% Change	21.5	n/a	14.3	-73.9	-29.7	-79.1	n/a	n/a	-54.7
COMPLETIONS									
April 2010	13	0	10	0	0	0	0	0	23
April 2009	22	0	6	0	0	0	0	0	28
% Change	-40.9	n/a	66.7	n/a	n/a	n/a	n/a	n/a	-17.9
Year-to-date 2010	81	0	32	12	6	136	0	0	267
Year-to-date 2009	89	0	28	1	49	0	0	0	167
% Change	-9.0	n/a	14.3	**	-87.8	n/a	n/a	n/a	59.9
COMPLETED & NOT ABSORBED									
April 2010	84	0	7	5	29	64	0	0	189
April 2009	184	0	18	12	77	15	0	0	306
% Change	-54.3	n/a	-61.1	-58.3	-62.3	**	n/a	n/a	-38.2
ABSORBED									
April 2010	17	0	12	5	1	0	0	0	35
April 2009	18	0	8	0	2	2	0	0	30
% Change	-5.6	n/a	50.0	n/a	-50.0	-100.0	n/a	n/a	16.7
Year-to-date 2010	79	0	28	9	13	146	0	0	275
Year-to-date 2009	70	0	48	1	23	5	0	0	147
% Change	12.9	n/a	-41.7	**	-43.5	**	n/a	n/a	87.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Abbotsford City									
April 2010	39	0	10	0	0	0	0	0	49
April 2009	7	0	0	0	0	56	0	0	63
Fraser Valley H RDA									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	0	0	0	0	0	0	0	0	0
Mission DM									
April 2010	6	0	0	0	0	0	0	0	6
April 2009	2	0	0	0	0	0	0	0	2
Abbotsford CMA									
April 2010	45	0	10	0	0	0	0	0	55
April 2009	9	0	0	0	0	56	0	0	65
UNDER CONSTRUCTION									
Abbotsford City									
April 2010	140	0	64	6	45	157	1	0	413
April 2009	128	0	56	23	62	750	0	0	1,019
Fraser Valley H RDA									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	0	0	0	0	0	0	0	0	0
Mission DM									
April 2010	69	0	0	0	0	0	0	0	69
April 2009	44	0	0	0	2	0	0	0	46
Abbotsford CMA									
April 2010	209	0	64	6	45	157	1	0	482
April 2009	172	0	56	23	64	750	0	0	1,065
COMPLETIONS									
Abbotsford City									
April 2010	13	0	10	0	0	0	0	0	23
April 2009	17	0	6	0	0	0	0	0	23
Fraser Valley H RDA									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	0	0	0	0	0	0	0	0	0
Mission DM									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	5	0	0	0	0	0	0	0	5
Abbotsford CMA									
April 2010	13	0	10	0	0	0	0	0	23
April 2009	22	0	6	0	0	0	0	0	28

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket April 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
April 2010	61	0	7	5	18	52	0	0	143
April 2009	98	0	18	12	40	3	0	0	171
Fraser Valley H RDA									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	0	0	0	0	0	0	0	0	0
Mission DM									
April 2010	23	0	0	0	11	12	0	0	46
April 2009	86	0	0	0	37	12	0	0	135
Abbotsford CMA									
April 2010	84	0	7	5	29	64	0	0	189
April 2009	184	0	18	12	77	15	0	0	306
ABSORBED									
Abbotsford City									
April 2010	17	0	12	5	0	0	0	0	34
April 2009	11	0	8	0	2	2	0	0	23
Fraser Valley H RDA									
April 2010	0	0	0	0	0	0	0	0	0
April 2009	0	0	0	0	0	0	0	0	0
Mission DM									
April 2010	0	0	0	0	1	0	0	0	1
April 2009	7	0	0	0	0	0	0	0	7
Abbotsford CMA									
April 2010	17	0	12	5	1	0	0	0	35
April 2009	18	0	8	0	2	2	0	0	30

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2A: History of Housing Starts of Abbotsford CMA
2000 - 2009**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418
% Change	9.9	0.0	n/a	100.0	-81.8	n/a	-100.0	n/a	3.2
2000	373	2	0	1	22	0	6	0	405

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	% Change
Abbotsford City	39	7	0	0	0	0	10	56	49	63	-22.2
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	6	2	0	0	0	0	0	0	6	2	200.0
Abbotsford CMA	45	9	0	0	0	0	10	56	55	65	-15.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	88	25	0	2	7	14	30	64	125	105	19.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	37	7	0	0	0	0	0	0	37	7	428.6
Abbotsford CMA	125	32	0	2	7	14	30	64	162	112	44.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Abbotsford City	0	0	0	0	10	56	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	0	0	0	0	10	56	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	7	14	0	0	30	64	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	7	14	0	0	30	64	0	0

Table 2.4: Starts by Submarket and by Intended Market
April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Abbotsford City	49	7	0	56	0	0	49	63
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	6	2	0	0	0	0	6	2
Abbotsford CMA	55	9	0	56	0	0	55	65

Table 2.5: Starts by Submarket and by Intended Market
January - April 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	117	33	8	72	0	0	125	105
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	37	7	0	0	0	0	37	7
Abbotsford CMA	154	40	8	72	0	0	162	112

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	% Change
Abbotsford City	13	17	0	0	0	0	10	6	23	23	0.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	0	5	0	0	0	0	0	0	0	5	-100.0
Abbotsford CMA	13	22	0	0	0	0	10	6	23	28	-17.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	61	49	0	16	6	33	168	28	235	126	86.5
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	32	41	0	0	0	0	0	0	32	41	-22.0
Abbotsford CMA	93	90	0	16	6	33	168	28	267	167	59.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Abbotsford City	0	0	0	0	10	6	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	0	0	0	0	10	6	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	6	33	0	0	168	28	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	6	33	0	0	168	28	0	0

Table 3.4: Completions by Submarket and by Intended Market
April 2010

Submarket	Freehold		Condominium		Rental		Total ¹⁶	
	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009	April 2010	April 2009
Abbotsford City	23	23	0	0	0	0	23	23
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	5	0	0	0	0	0	5
Abbotsford CMA	23	28	0	0	0	0	23	28

Table 3.5: Completions by Submarket and by Intended Market
January - April 2010

Submarket	Freehold		Condominium		Rental		Total ¹⁶	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	81	76	154	50	0	0	235	126
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	32	41	0	0	0	0	32	41
Abbotsford CMA	113	117	154	50	0	0	267	167

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range

Table 4: Absorbed Single-Detached Units by Price Range													
April 2010													
Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
April 2010	0	0.0	6	27.3	9	40.9	5	22.7	2	9.1	22	559,000	591,700
April 2009	0	0.0	0	0.0	0	0.0	2	18.2	0	0.0	11	579,900	583,300
Year-to-date 2010	0	0.0	12	22.2	5	9.3	10	18.5	5	9.3	54	560,000	586,643
Year-to-date 2009	1	2.4	2	4.9	8	19.5	9	22.0	8	19.5	41	590,000	639,449
Fraser Valley H RDA													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Mission DM													
April 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2009	0	0.0	6	85.7	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2010	2	5.9	30	88.2	0	0.0	1	2.9	0	0.0	34	454,450	454,547
Year-to-date 2009	0	0.0	23	76.7	0	0.0	0	0.0	0	0.0	30	470,000	482,910
Abbotsford CMA													
April 2010	0	0.0	6	27.3	2	9.1	5	22.7	2	9.1	22	559,000	591,700
April 2009	0	0.0	6	33.3	0	0.0	2	11.1	0	0.0	18	539,950	538,594
Year-to-date 2010	2	2.3	42	47.7	5	5.7	11	12.5	5	5.7	88	502,450	535,606
Year-to-date 2009	1	1.4	25	35.2	8	11.3	9	12.7	8	11.3	71	545,000	573,306

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
April 2010

Submarket	April 2010	April 2009	% Change	YTD 2010	YTD 2009	% Change
Abbotsford City	591,700	583,300	1.4	586,643	639,449	-8.3
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	--	n/a	454,547	482,910	-5.9
Abbotsford CMA	591,700	538,594	9.9	535,606	573,306	-6.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
April 2010

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2009	January	361	-60.2	648	1,752	2,015	32.2	400,783	-6.4	416,116
	February	643	-48.0	761	2,004	2,108	36.1	392,138	-10.2	399,931
	March	932	-24.7	870	2,626	2,023	43.0	392,692	-11.5	389,590
	April	1,220	-27.7	1,005	2,210	1,955	51.4	409,168	-6.8	407,994
	May	1,415	-7.6	1,149	2,500	2,036	56.4	419,378	-3.1	403,487
	June	1,877	41.3	1,356	2,497	2,049	66.2	424,728	-4.9	412,992
	July	1,982	63.0	1,492	2,823	2,261	66.0	425,479	-1.7	420,410
	August	1,669	91.0	1,583	2,209	2,348	67.4	434,841	0.7	432,283
	September	1,488	61.0	1,557	2,321	2,089	74.5	436,754	5.5	432,694
	October	1,583	120.5	1,765	2,466	2,407	73.3	445,637	7.5	456,570
	November	1,409	191.7	1,756	1,833	2,492	70.5	431,678	7.1	440,598
	December	1,081	142.9	1,719	1,192	2,651	64.8	446,546	8.8	440,129
2010	January	905	150.7	1,605	2,572	2,985	53.8	433,971	8.3	443,700
	February	1,119	74.0	1,333	2,573	2,652	50.3	436,157	11.2	445,588
	March	1,458	56.4	1,316	3,073	2,376	55.4	455,947	16.1	460,339
	April	1,677	37.5	1,439	3,453	2,919	49.3	454,557	11.1	452,966
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	1,936	-42.8		6,382			394,017	-9.8	
	Q1 2010	3,482	79.9		8,218			443,875	12.7	
	YTD 2009	3,156	-37.7		8,592			399,874	-8.6	
	YTD 2010	5,159	63.5		11,671			447,348	11.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

All figures contained in this publication are smoothed data, except for sales and active listings

Raw data: data observed for the current quarter

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend

¹ Single-family homes: detached, semi-detached and row homes

² At the end of the quarter

***: observed change greater than 100%

n/a: data not available when fewer than 8 sales are recorded during the quarter

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

Table 6: Economic Indicators
April 2010

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.2	111.4	87	6.2	69.2	744
	February	627	5.00	5.79	115.9	111.9	87	6.6	69.0	752
	March	613	4.50	5.55	114.6	112.0	85	7.0	67.6	763
	April	596	3.90	5.25	113.3	112.1	84	7.2	66.9	754
	May	596	3.90	5.25	113.7	112.9	83	7.7	66.5	752
	June	631	3.75	5.85	112.8	112.8	84	8.3	67.4	747
	July	631	3.75	5.85	113.5	112.4	84	9.0	67.8	752
	August	631	3.75	5.85	113.7	112.8	85	8.8	68.5	764
	September	610	3.70	5.49	115.1	112.7	86	8.7	69.3	768
	October	630	3.80	5.84	115.8	112.1	88	7.9	70.0	774
	November	616	3.60	5.59	116.1	112.4	89	7.8	70.5	774
	December	610	3.60	5.49	116.8	111.9	89	7.3	70.4	786
2010	January	610	3.60	5.49	117.3	112.2	89	7.3	70.2	798
	February	604	3.60	5.39	117.8	113.2	89	6.6	69.7	799
	March	631	3.60	5.85	118.4	112.6	89	6.2	69.3	791
	April	655	3.80	6.25		113.2	89	6.9	69.9	778
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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